

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Capitol Hill / 13

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 465

Range of Sale Dates: 1/1/2003 - 12/31/2005

**Sales – Improved Valuation Change Summary**

|                   | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
|-------------------|-----------|-----------|-----------|------------|-------|--------|
| <b>2005 Value</b> | \$343,500 | \$397,100 | \$740,600 | \$800,500  | 92.5% | 11.59% |
| <b>2006 Value</b> | \$369,000 | \$419,300 | \$788,300 | \$800,500  | 98.5% | 11.30% |
| <b>Change</b>     | +\$25,500 | +\$22,200 | +\$47,700 |            | +6.0% | -0.29% |
| <b>% Change</b>   | +7.4%     | +5.6%     | +6.4%     |            | +6.5% | -2.50% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.29% and -2.50% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

|                       | Land      | Imps      | Total     |
|-----------------------|-----------|-----------|-----------|
| <b>2005 Value</b>     | \$381,300 | \$376,900 | \$758,200 |
| <b>2006 Value</b>     | \$409,600 | \$397,700 | \$807,300 |
| <b>Percent Change</b> | +7.4%     | +5.5%     | +6.5%     |

Number of one to three unit residences in the Population: 3252

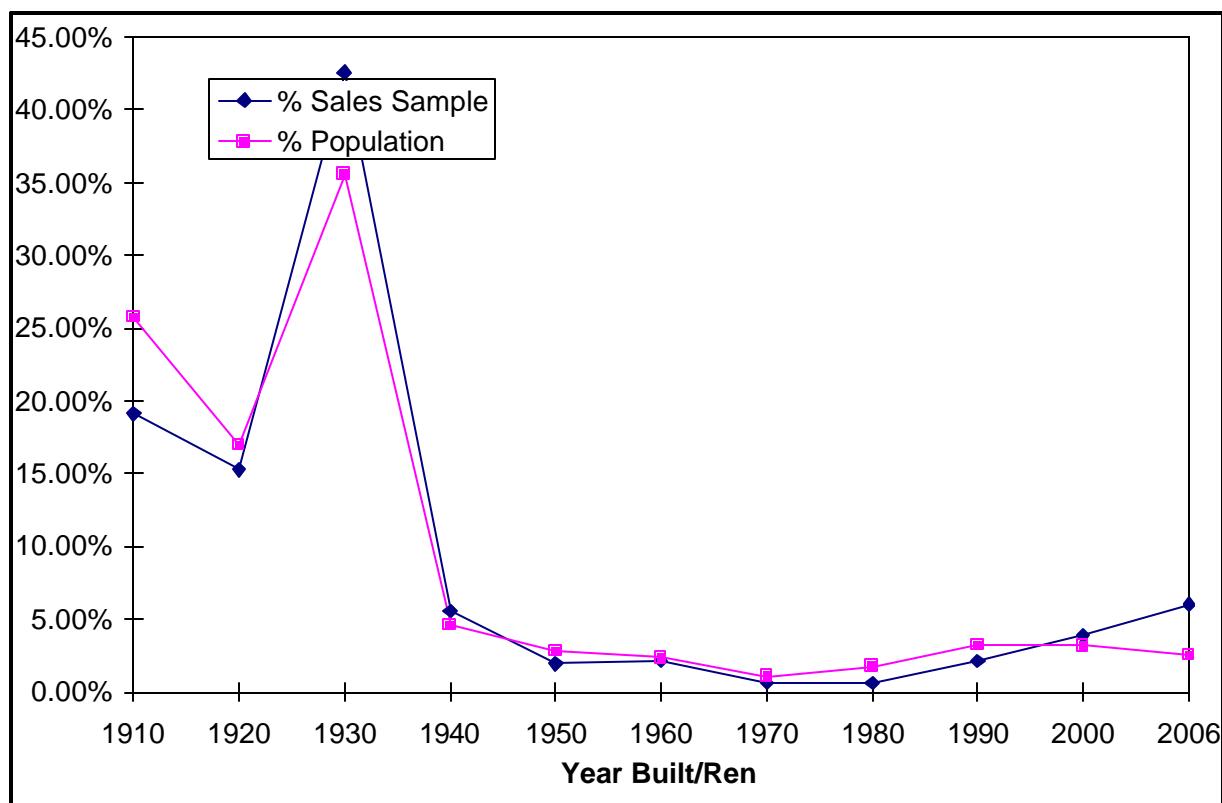
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two condition-based variables & two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in poor or fair condition and neighborhoods 5 & 6 were found to have a higher assessment level than the rest of area 13. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 89        | 19.14%         |
| 1920                | 71        | 15.27%         |
| 1930                | 198       | 42.58%         |
| 1940                | 26        | 5.59%          |
| 1950                | 9         | 1.94%          |
| 1960                | 10        | 2.15%          |
| 1970                | 3         | 0.65%          |
| 1980                | 3         | 0.65%          |
| 1990                | 10        | 2.15%          |
| 2000                | 18        | 3.87%          |
| 2006                | 28        | 6.02%          |
|                     | 465       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 838       | 25.77%       |
| 1920              | 552       | 16.97%       |
| 1930              | 1157      | 35.58%       |
| 1940              | 149       | 4.58%        |
| 1950              | 93        | 2.86%        |
| 1960              | 77        | 2.37%        |
| 1970              | 35        | 1.08%        |
| 1980              | 58        | 1.78%        |
| 1990              | 105       | 3.23%        |
| 2000              | 104       | 3.20%        |
| 2006              | 84        | 2.58%        |
|                   | 3252      |              |

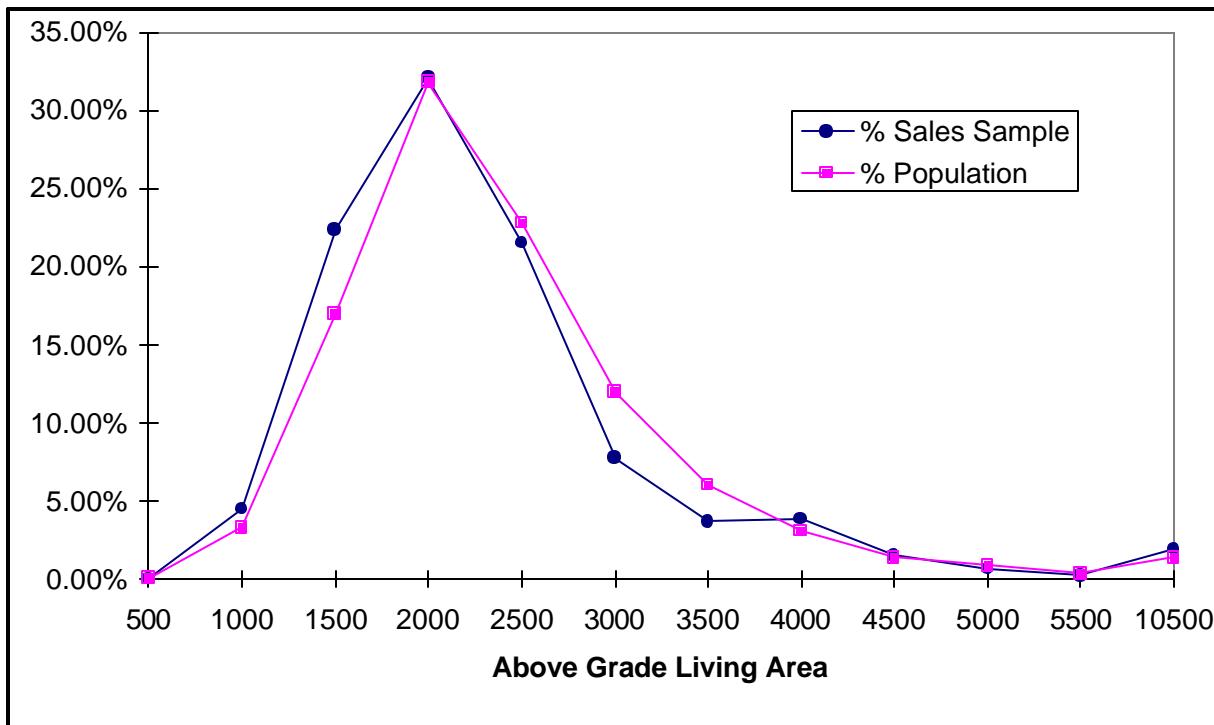


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 21        | 4.52%          |
| 1500                | 104       | 22.37%         |
| 2000                | 149       | 32.04%         |
| 2500                | 100       | 21.51%         |
| 3000                | 36        | 7.74%          |
| 3500                | 17        | 3.66%          |
| 4000                | 18        | 3.87%          |
| 4500                | 7         | 1.51%          |
| 5000                | 3         | 0.65%          |
| 5500                | 1         | 0.22%          |
| 10500               | 9         | 1.94%          |
|                     | 465       |                |

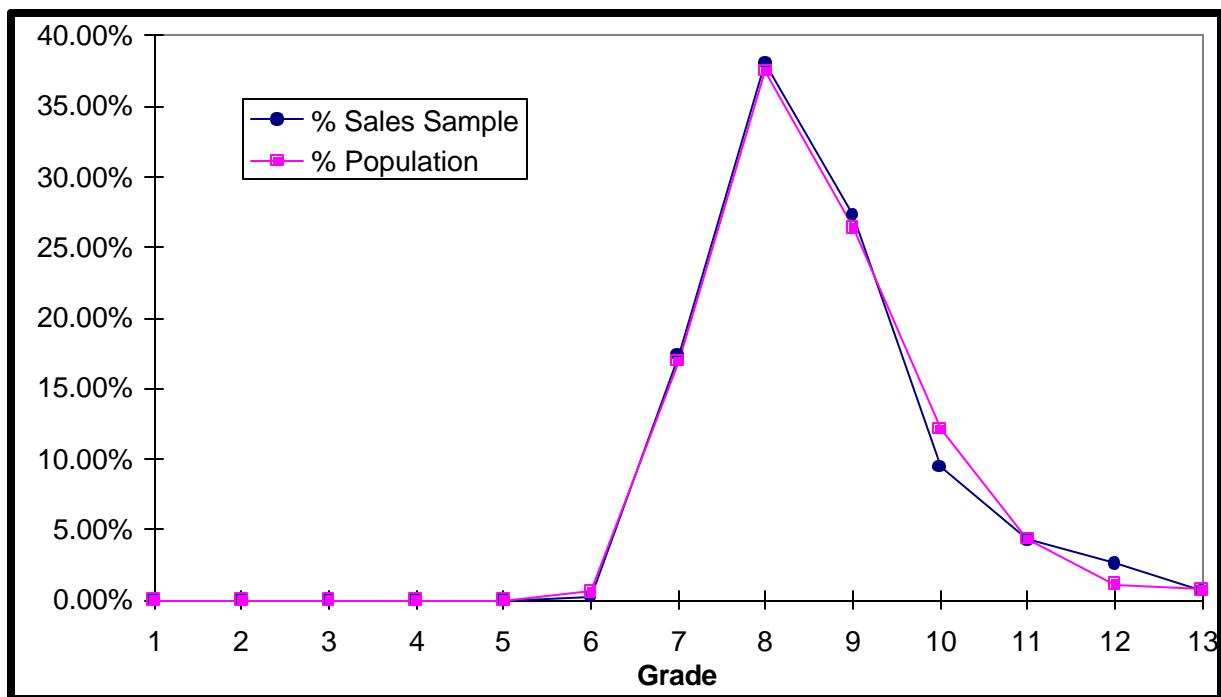
| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 2         | 0.06%        |
| 1000              | 107       | 3.29%        |
| 1500              | 552       | 16.97%       |
| 2000              | 1034      | 31.80%       |
| 2500              | 742       | 22.82%       |
| 3000              | 389       | 11.96%       |
| 3500              | 197       | 6.06%        |
| 4000              | 100       | 3.08%        |
| 4500              | 45        | 1.38%        |
| 5000              | 28        | 0.86%        |
| 5500              | 11        | 0.34%        |
| 15500             | 45        | 1.38%        |
|                   | 3252      |              |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

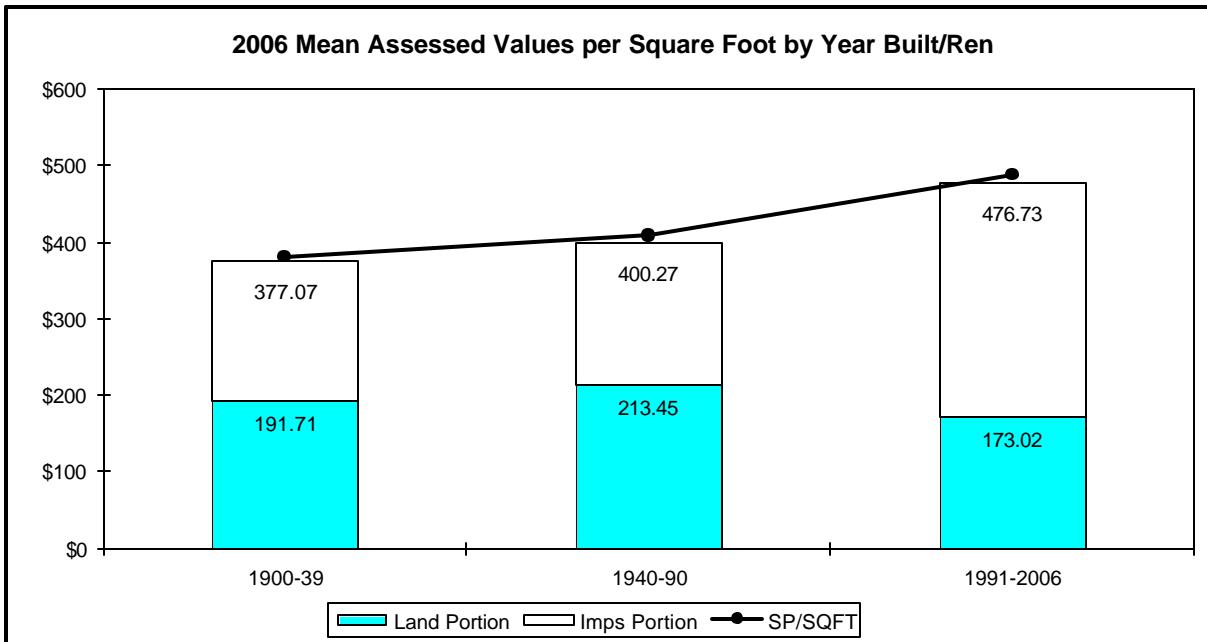
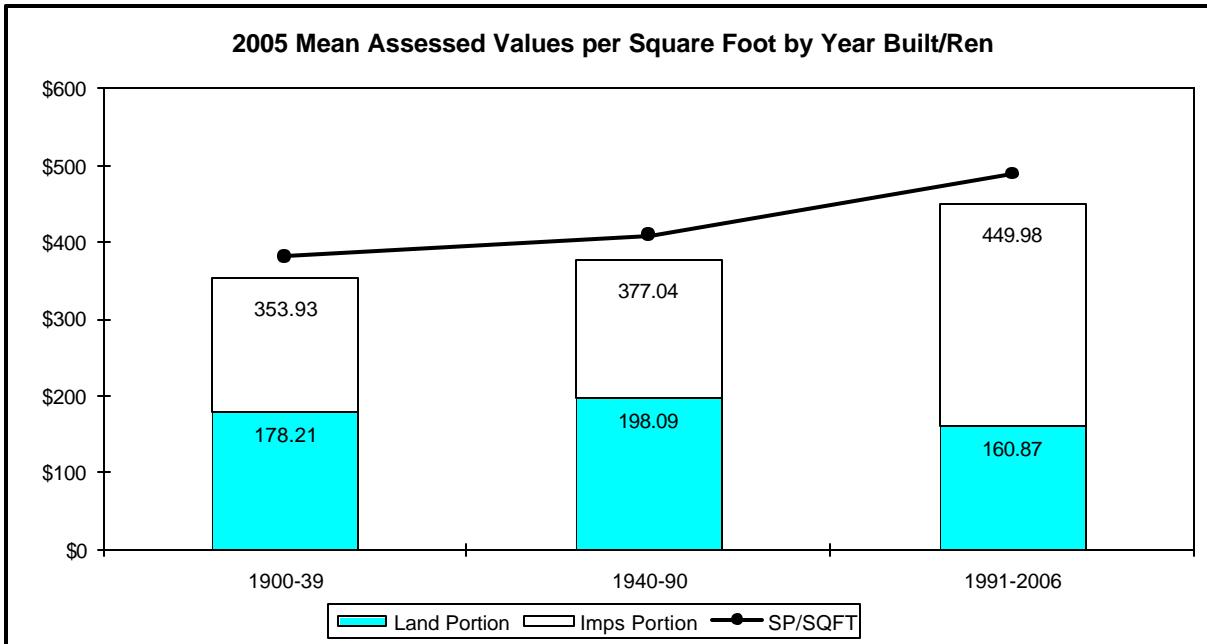
### **Sales Sample Representation of Population - Grade**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade               | Frequency | % Sales Sample | Grade             | Frequency | % Population |
| 1                   | 0         | 0.00%          | 1                 | 0         | 0.00%        |
| 2                   | 0         | 0.00%          | 2                 | 0         | 0.00%        |
| 3                   | 0         | 0.00%          | 3                 | 0         | 0.00%        |
| 4                   | 0         | 0.00%          | 4                 | 0         | 0.00%        |
| 5                   | 0         | 0.00%          | 5                 | 0         | 0.00%        |
| 6                   | 1         | 0.22%          | 6                 | 20        | 0.62%        |
| 7                   | 81        | 17.42%         | 7                 | 552       | 16.97%       |
| 8                   | 177       | 38.06%         | 8                 | 1220      | 37.52%       |
| 9                   | 127       | 27.31%         | 9                 | 859       | 26.41%       |
| 10                  | 44        | 9.46%          | 10                | 396       | 12.18%       |
| 11                  | 20        | 4.30%          | 11                | 143       | 4.40%        |
| 12                  | 12        | 2.58%          | 12                | 37        | 1.14%        |
| 13                  | 3         | 0.65%          | 13                | 25        | 0.77%        |
|                     | 465       |                |                   | 3252      |              |



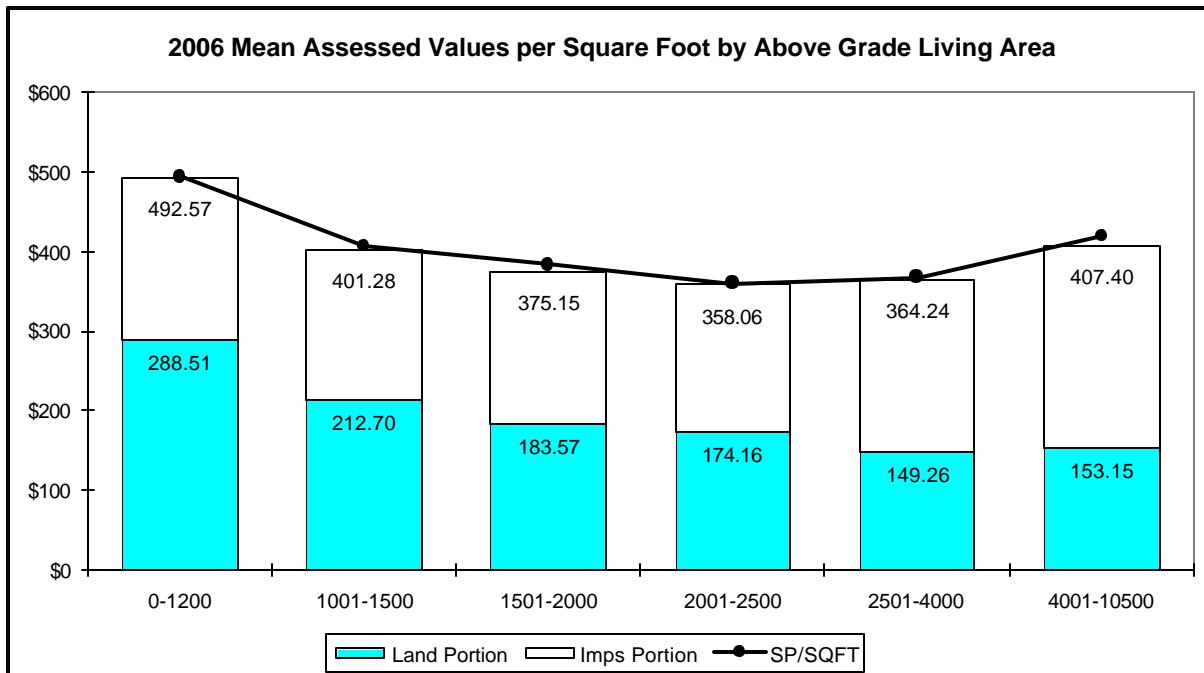
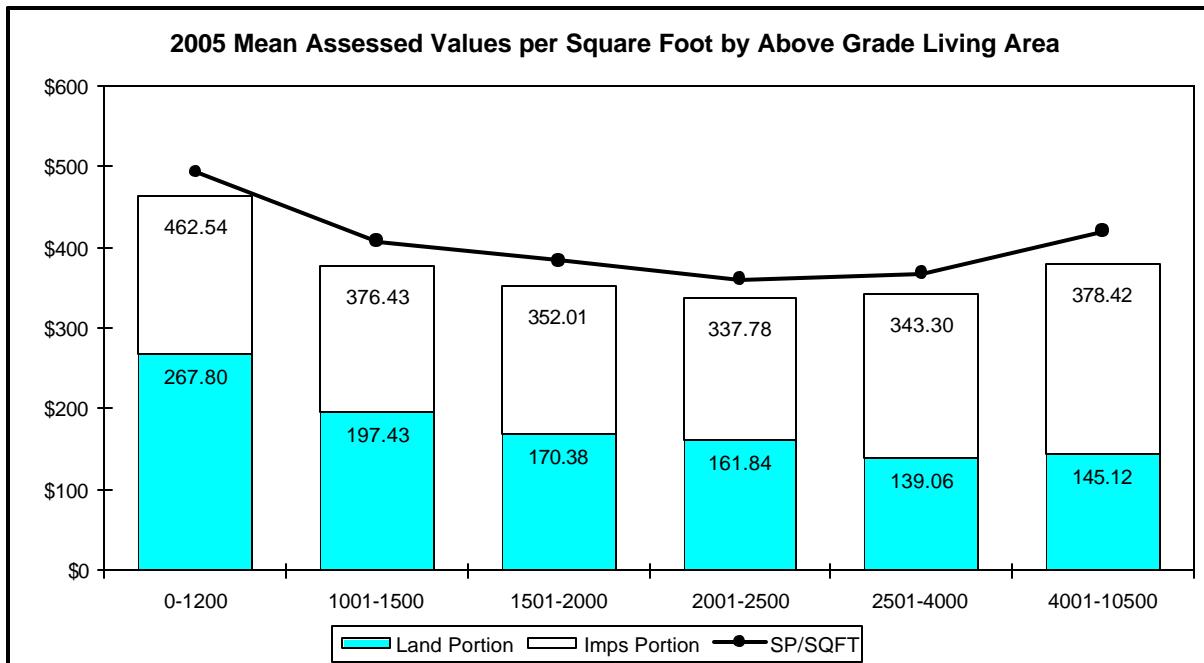
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



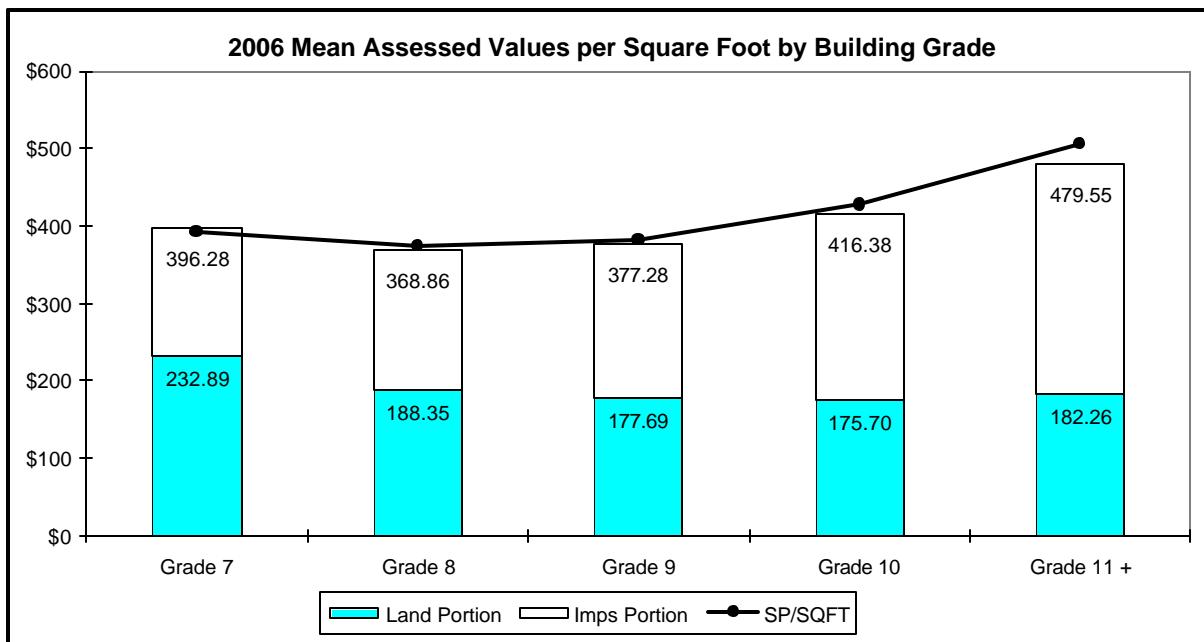
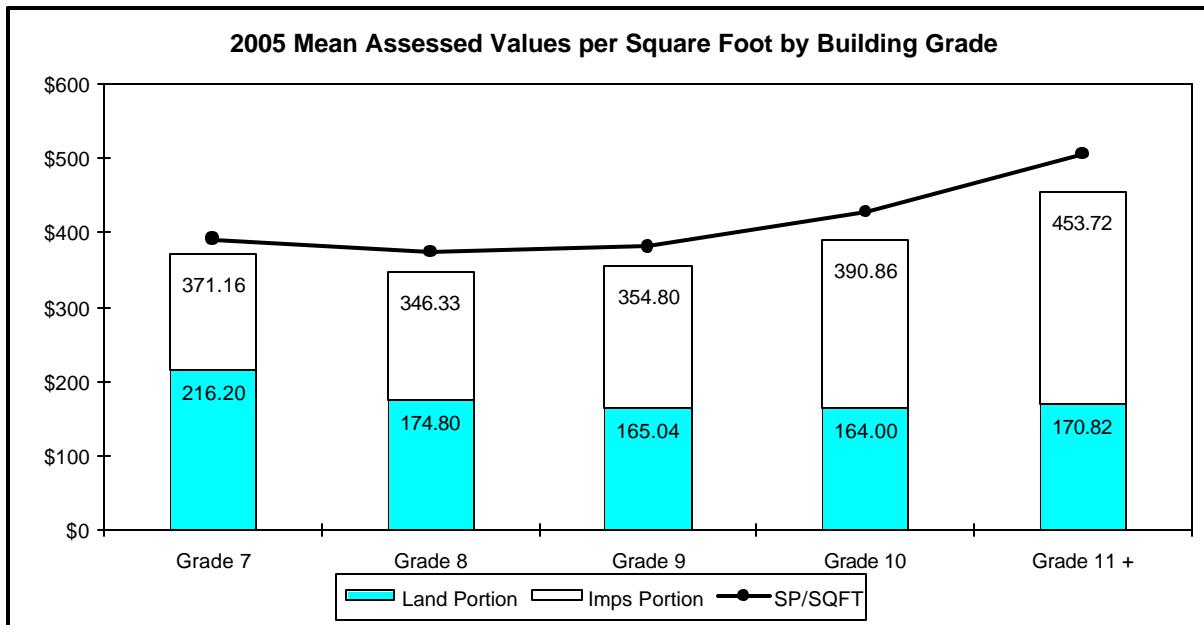
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***

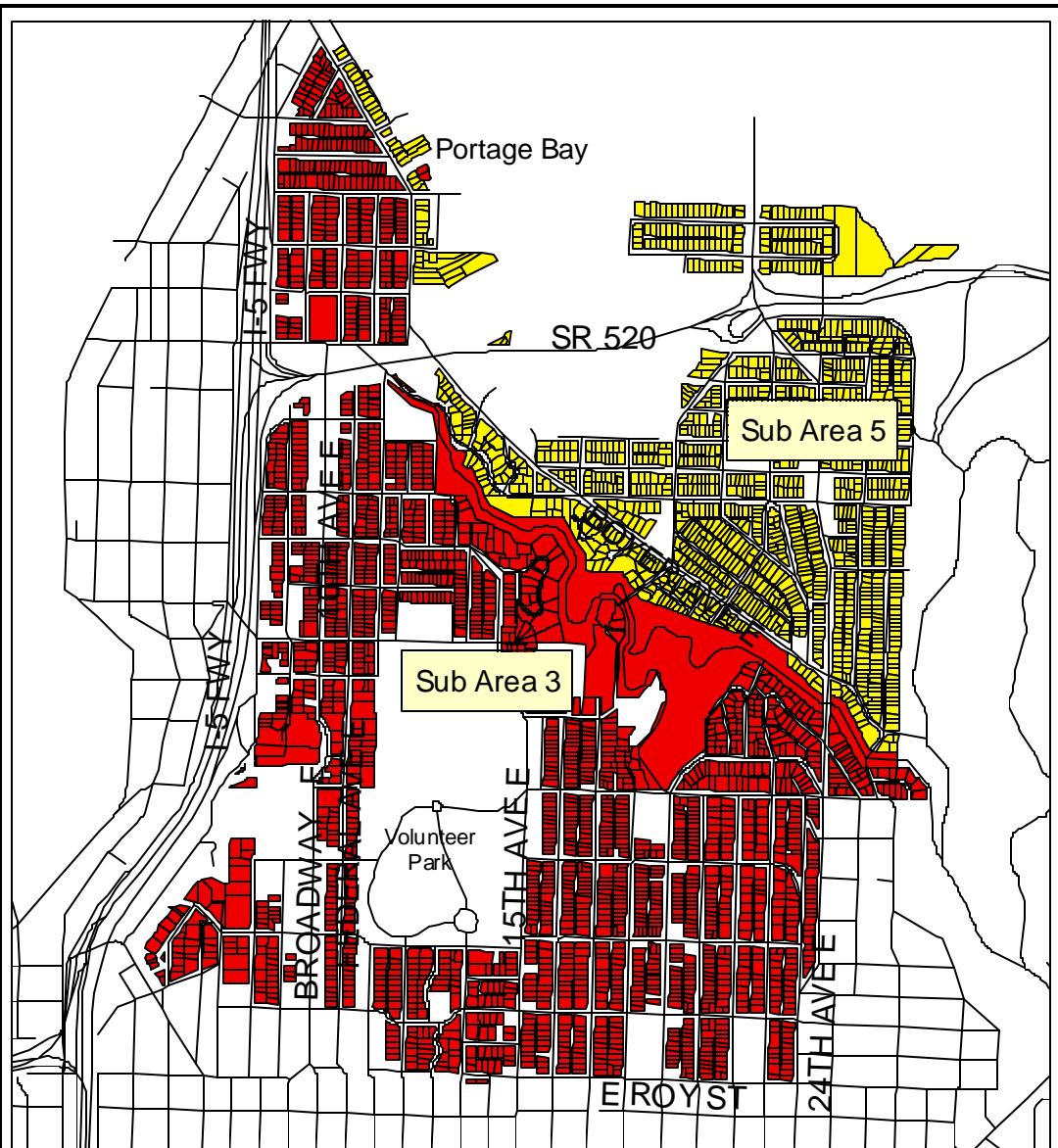


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 13 - Capitol Hill Sub Areas

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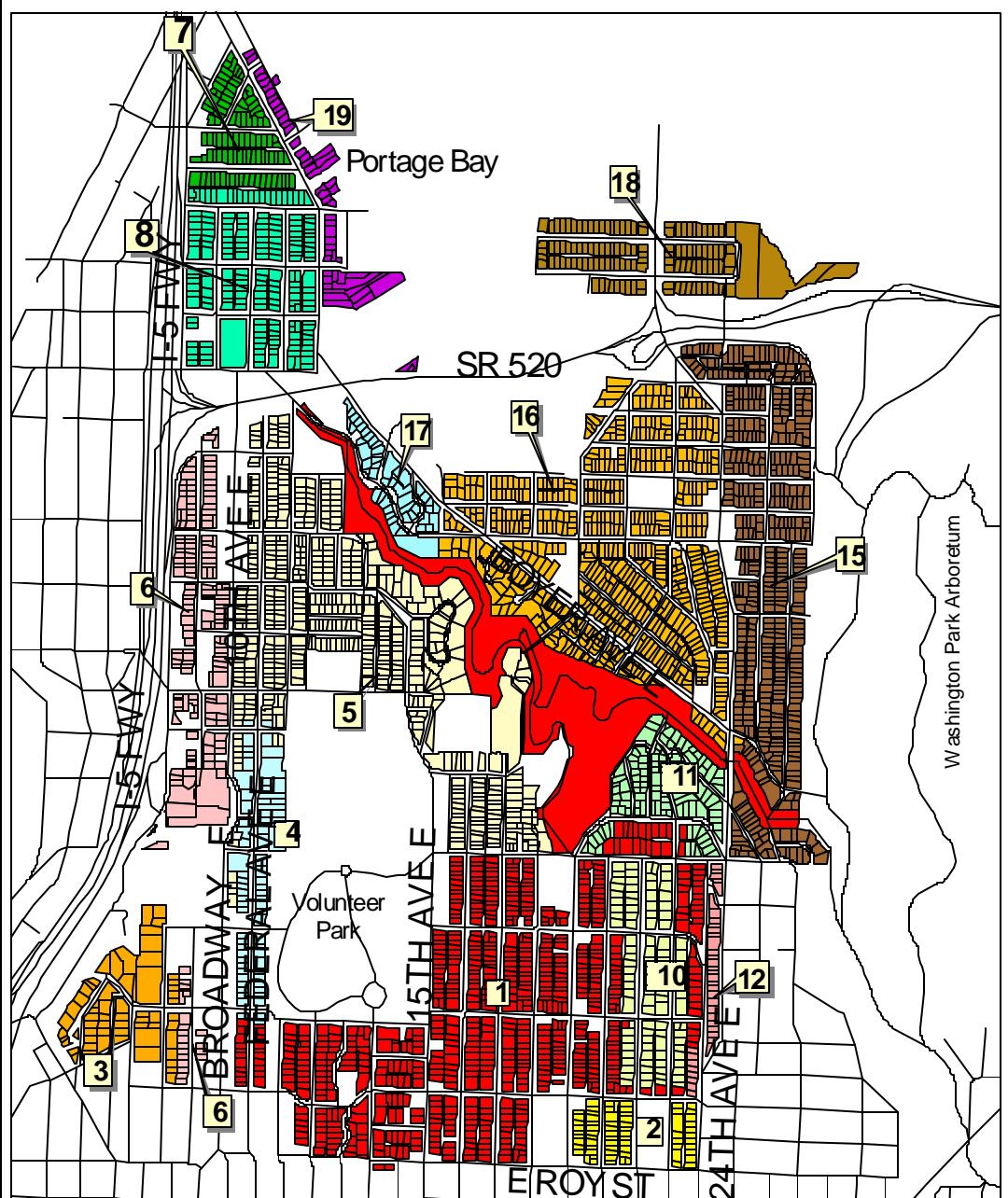
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King County  
Department of Assessments

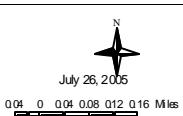
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## Area 13 - Capitol Hill Neighborhoods

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Department of Assessments

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 2 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.88% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.0788, with the result rounded down to the next \$1,000.  
If located in neighborhood 4: 2006 land = 2005 land x 1.00

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 465 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, neighborhoods 1,4,5 & 6 were found to have a higher assessment level than the rest of area 13. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

**2006 Total Value = 2005 Total Value / [0.9269887 + 0.04419607 if located in neighborhood 5 + 0.08171584 if located in neighborhood 6 + 0.08644401 if improvement is coded is in “poor” or “fair” condition].**

The resulting total value is rounded down to the next \$1,000, *then:*

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the formula derived from the primary building is used to arrive at new total value.  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only” then: (2006 total value = 2006 Land Value + Previous Improvement Value ).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

### ***Mobile Home Update***

There are no mobile homes in Area 13.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 13 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.88%

#### Neighborhood 5

Yes

% Adjustment

-4.91%

#### Neighborhood 6

Yes

% Adjustment

-8.74%

#### Condition less than

Average

Yes

% Adjustment

-9.20%

### Comments

Neighborhood 5 is the area north & east of Volunteer Park.

Neighborhood 6 is the area west of 10th AV E except for the portion in The Harvard/Belmont Historic District.

The 7.88% adjustment shown is what would be applied in the absence of any other adjustments.  
2 neighborhoods receive an adjustment lower than the overall.

For instance, 489 parcels in neighborhood 5 would approximately receive a 2.97% upward adjustment (7.88% - 4.91%). 122 parcels in neighborhood 6 would approximately receive a 0.86% downward adjustment (7.88% - 8.74%). 54 parcels in poor or fair condition would approximately receive a 1.32% downward adjustment (7.88% - 9.20%). 2 parcels in neighborhood 5 and in less than average condition would receive a 6.23% downward adjustment (7.88% - 4.91% - 9.20%).

79% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade                   | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <=7                          | 82    | 0.946              | 1.010              | 6.8%           | 0.984               | 1.036               |
| 8                            | 177   | 0.931              | 0.990              | 6.4%           | 0.972               | 1.008               |
| 9                            | 127   | 0.930              | 0.989              | 6.3%           | 0.970               | 1.007               |
| 10                           | 44    | 0.916              | 0.978              | 6.7%           | 0.945               | 1.011               |
| 11+                          | 35    | 0.904              | 0.961              | 6.3%           | 0.935               | 0.988               |
| Year Built or Year Renovated | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1900-1939                    | 381   | 0.927              | 0.988              | 6.5%           | 0.977               | 0.999               |
| 1940-1990                    | 38    | 0.918              | 0.970              | 5.7%           | 0.928               | 1.013               |
| >1990                        | 46    | 0.917              | 0.976              | 6.4%           | 0.947               | 1.005               |
| Condition                    | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| Less than Avg                | 7     | 0.983              | 0.970              | -1.4%          | 0.875               | 1.064               |
| Average                      | 194   | 0.926              | 0.984              | 6.2%           | 0.967               | 1.001               |
| Good                         | 168   | 0.937              | 1.000              | 6.8%           | 0.983               | 1.017               |
| Very Good                    | 96    | 0.907              | 0.968              | 6.8%           | 0.947               | 0.989               |
| Stories                      | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1                            | 78    | 0.934              | 0.996              | 6.6%           | 0.969               | 1.023               |
| 1.5                          | 151   | 0.920              | 0.986              | 7.1%           | 0.967               | 1.005               |
| 2                            | 163   | 0.931              | 0.984              | 5.8%           | 0.966               | 1.002               |
| >2                           | 73    | 0.919              | 0.980              | 6.7%           | 0.959               | 1.001               |
| Above Grade Living Area      | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 1-1200                       | 54    | 0.931              | 0.991              | 6.5%           | 0.957               | 1.026               |
| 1201-1500                    | 71    | 0.923              | 0.984              | 6.6%           | 0.954               | 1.014               |
| 1501-2000                    | 149   | 0.920              | 0.980              | 6.5%           | 0.961               | 0.999               |
| 2001-2500                    | 100   | 0.936              | 0.993              | 6.0%           | 0.971               | 1.014               |
| 2501-4000                    | 71    | 0.931              | 0.987              | 6.1%           | 0.965               | 1.010               |
| >4000                        | 20    | 0.905              | 0.973              | 7.5%           | 0.937               | 1.009               |

## Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

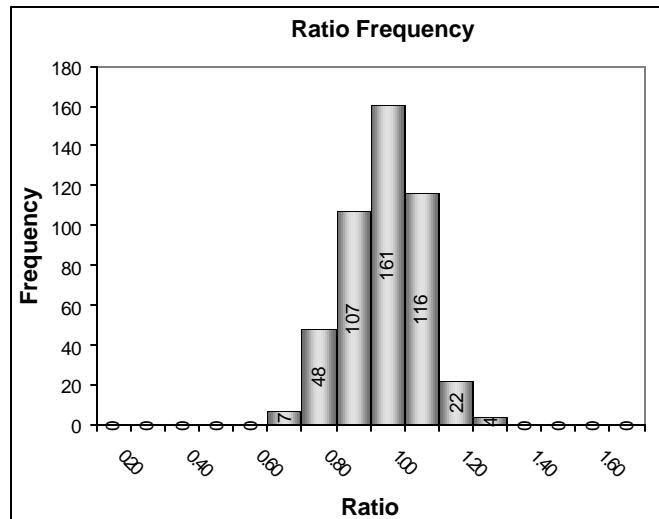
It is difficult to draw valid conclusions when the sales count is low.

| View Y/N       | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
|----------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N              | 374   | 0.923              | 0.987              | 6.9%           | 0.975               | 0.998               |
| Y              | 91    | 0.934              | 0.977              | 4.6%           | 0.953               | 1.001               |
| Wft Y/N        | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N              | 465   | 0.925              | 0.985              | 6.4%           | 0.974               | 0.995               |
| Sub            | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| 3              | 266   | 0.924              | 0.978              | 5.8%           | 0.965               | 0.991               |
| 5              | 199   | 0.928              | 0.999              | 7.7%           | 0.982               | 1.016               |
| Lot Size       | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| <3000          | 15    | 0.915              | 0.974              | 6.5%           | 0.918               | 1.031               |
| 03000-05000    | 264   | 0.927              | 0.982              | 5.9%           | 0.967               | 0.996               |
| 05001-08000    | 157   | 0.932              | 0.998              | 7.0%           | 0.982               | 1.014               |
| >8000          | 29    | 0.903              | 0.963              | 6.6%           | 0.921               | 1.006               |
| Neighborhood 5 | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N              | 401   | 0.921              | 0.986              | 7.0%           | 0.974               | 0.997               |
| Y              | 64    | 0.952              | 0.980              | 2.9%           | 0.954               | 1.006               |
| Neighborhood 6 | Count | 2005 Weighted Mean | 2006 Weighted Mean | Percent Change | 2006 Lower 95% C.L. | 2006 Upper 95% C.L. |
| N              | 439   | 0.921              | 0.985              | 6.9%           | 0.975               | 0.996               |
| Y              | 26    | 0.986              | 0.977              | -0.9%          | 0.932               | 1.022               |

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

|   |                                 |   |  |
|---|---------------------------------|---|--|
| <b>District/Team:</b><br>WC / Team - 1        | <b>Lien Date:</b><br>01/01/2005 | <b>Date of Report:</b><br>2/23/2006             | <b>Sales Dates:</b><br>1/1/2003 - 12/31/2005 |
| <b>Area</b><br>13 - Capitol Hill              | <b>Appr ID:</b><br>FLIP         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No             |
| <b>SAMPLE STATISTICS</b>                      |                                 |   |  |
| <i>Sample size (n)</i> 465                    |                                 |   |  |
| <i>Mean Assessed Value</i> 740,600            |                                 |   |  |
| <i>Mean Sales Price</i> 800,500               |                                 |   |  |
| <i>Standard Deviation AV</i> 412,911          |                                 |   |  |
| <i>Standard Deviation SP</i> 467,205          |                                 |   |  |
| <b>ASSESSMENT LEVEL</b>                       |                                 |   |  |
| <i>Arithmetic Mean Ratio</i> 0.939            |                                 |   |  |
| <i>Median Ratio</i> 0.944                     |                                 |   |  |
| <i>Weighted Mean Ratio</i> 0.925              |                                 |   |  |
| <b>UNIFORMITY</b>                             |                                 |   |  |
| <i>Lowest ratio</i> 0.675                     |                                 |   |  |
| <i>Highest ratio:</i> 1.224                   |                                 |   |  |
| <i>Coefficient of Dispersion</i> 9.30%        |                                 |   |  |
| <i>Standard Deviation</i> 0.109               |                                 |   |  |
| <i>Coefficient of Variation</i> 11.59%        |                                 |   |  |
| <i>Price Related Differential (PRD)</i> 1.015 |                                 |   |  |
| <b>RELIABILITY</b>                            |                                 |   |  |
| <b>95% Confidence: Median</b>                 |                                 |   |  |
| <i>Lower limit</i> 0.933                      |                                 |   |  |
| <i>Upper limit</i> 0.958                      |                                 |   |  |
| <b>95% Confidence: Mean</b>                   |                                 |   |  |
| <i>Lower limit</i> 0.929                      |                                 |   |  |
| <i>Upper limit</i> 0.949                      |                                 |   |  |
| <b>SAMPLE SIZE EVALUATION</b>                 |                                 |   |  |
| <i>N (population size)</i> 3252               |                                 |   |  |
| <i>B (acceptable error - in decimal)</i> 0.05 |                                 |   |  |
| <i>S (estimated from this sample)</i> 0.109   |                                 |   |  |
| <b>Recommended minimum:</b> 19                |                                 |   |  |
| <b>Actual sample size:</b> 465                |                                 |   |  |
| <b>Conclusion:</b> OK                         |                                 |   |  |
| <b>NORMALITY</b>                              |                                 |   |  |
| <b>Binomial Test</b>                          |                                 |   |  |
| # ratios below mean: 219                      |                                 |   |  |
| # ratios above mean: 246                      |                                 |   |  |
| z: 1.252                                      |                                 |   |  |
| <b>Conclusion:</b> <i>Normal*</i>             |                                 |   |  |
| <i>*i.e. no evidence of non-normality</i>     |                                 |   |  |



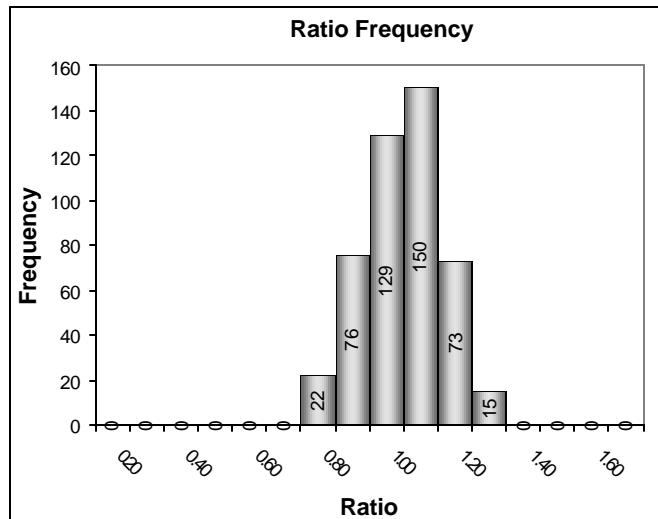
**COMMENTS:**

1 to 3 Unit Residences throughout area 13

# Annual Update Ratio Study Report (After)

## 2006 Assessments

|   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
|---|---------------------------------|---|--|-------------------------------|-------|--|--|--|---------|--|--|---------------------------------------|---------|--|--|------------------------------|---------|--|--|---------------------------------|---------|--|--|---|-------|--|--|
| <b>District/Team:</b><br>WC / Team - 1  | <b>Lien Date:</b><br>01/01/2006 | <b>Date of Report:</b><br>2/23/2006             | <b>Sales Dates:</b><br>1/1/2003 - 12/31/2005 |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Area</b><br>13 - Capitol Hill  | <b>Appr ID:</b><br>FLIP         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No             |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>SAMPLE STATISTICS</b>  |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Sample size (n)</b></td><td>465</td><td></td><td></td></tr> <tr><td><b>Mean Assessed Value</b></td><td>788,300</td><td></td><td></td></tr> <tr><td><b>Mean Sales Price</b></td><td>800,500</td><td></td><td></td></tr> <tr><td><b>Standard Deviation AV</b></td><td>441,603</td><td></td><td></td></tr> <tr><td><b>Standard Deviation SP</b></td><td>467,205</td><td></td><td></td></tr> </table>   |                                 |   |  | <b>Sample size (n)</b>        | 465   |  |  | <b>Mean Assessed Value</b>               | 788,300 |  |  | <b>Mean Sales Price</b>               | 800,500 |  |  | <b>Standard Deviation AV</b> | 441,603 |  |  | <b>Standard Deviation SP</b>    | 467,205 |  |  |   |       |  |  |
| <b>Sample size (n)</b>  | 465                             |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Mean Assessed Value</b>  | 788,300                         |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Mean Sales Price</b>   | 800,500                         |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Standard Deviation AV</b>  | 441,603                         |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Standard Deviation SP</b>  | 467,205                         |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>ASSESSMENT LEVEL</b>   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Arithmetic Mean Ratio</b></td><td>0.999</td><td></td><td></td></tr> <tr><td><b>Median Ratio</b></td><td>1.006</td><td></td><td></td></tr> <tr><td><b>Weighted Mean Ratio</b></td><td>0.985</td><td></td><td></td></tr> </table>   |                                 |   |  | <b>Arithmetic Mean Ratio</b>  | 0.999 |  |  | <b>Median Ratio</b>                      | 1.006   |  |  | <b>Weighted Mean Ratio</b>            | 0.985   |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Arithmetic Mean Ratio</b>  | 0.999                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Median Ratio</b>   | 1.006                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Weighted Mean Ratio</b>  | 0.985                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>UNIFORMITY</b>   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Lowest ratio</b></td><td>0.728</td><td></td><td></td></tr> <tr><td><b>Highest ratio:</b></td><td>1.250</td><td></td><td></td></tr> <tr><td><b>Coefficient of Dispersion</b></td><td>9.18%</td><td></td><td></td></tr> <tr><td><b>Standard Deviation</b></td><td>0.113</td><td></td><td></td></tr> <tr><td><b>Coefficient of Variation</b></td><td>11.30%</td><td></td><td></td></tr> <tr><td><b>Price Related Differential (PRD)</b></td><td>1.015</td><td></td><td></td></tr> </table> |                                 |   |  | <b>Lowest ratio</b>           | 0.728 |  |  | <b>Highest ratio:</b>                    | 1.250   |  |  | <b>Coefficient of Dispersion</b>      | 9.18%   |  |  | <b>Standard Deviation</b>    | 0.113   |  |  | <b>Coefficient of Variation</b> | 11.30%  |  |  | <b>Price Related Differential (PRD)</b> | 1.015 |  |  |
| <b>Lowest ratio</b>   | 0.728                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Highest ratio:</b>   | 1.250                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Coefficient of Dispersion</b>  | 9.18%                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Standard Deviation</b>   | 0.113                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Coefficient of Variation</b>   | 11.30%                          |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Price Related Differential (PRD)</b>   | 1.015                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>RELIABILITY</b>  |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>95% Confidence: Median</b></td><td></td><td></td><td></td></tr> <tr><td><b>Lower limit</b></td><td>0.990</td><td></td><td></td></tr> <tr><td><b>Upper limit</b></td><td>1.019</td><td></td><td></td></tr> <tr><td><b>95% Confidence: Mean</b></td><td></td><td></td><td></td></tr> <tr><td><b>Lower limit</b></td><td>0.989</td><td></td><td></td></tr> <tr><td><b>Upper limit</b></td><td>1.010</td><td></td><td></td></tr> </table>   |                                 |   |  | <b>95% Confidence: Median</b> |       |  |  | <b>Lower limit</b>                       | 0.990   |  |  | <b>Upper limit</b>                    | 1.019   |  |  | <b>95% Confidence: Mean</b>  |         |  |  | <b>Lower limit</b>              | 0.989   |  |  | <b>Upper limit</b>                      | 1.010 |  |  |
| <b>95% Confidence: Median</b>   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Lower limit</b>  | 0.990                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Upper limit</b>  | 1.019                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>95% Confidence: Mean</b>   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Lower limit</b>  | 0.989                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Upper limit</b>  | 1.010                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>SAMPLE SIZE EVALUATION</b>   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>N (population size)</b></td><td>3252</td><td></td><td></td></tr> <tr><td><b>B (acceptable error - in decimal)</b></td><td>0.05</td><td></td><td></td></tr> <tr><td><b>S (estimated from this sample)</b></td><td>0.113</td><td></td><td></td></tr> <tr><td><b>Recommended minimum:</b></td><td>20</td><td></td><td></td></tr> <tr><td><b>Actual sample size:</b></td><td>465</td><td></td><td></td></tr> <tr><td><b>Conclusion:</b></td><td>OK</td><td></td><td></td></tr> </table>     |                                 |   |  | <b>N (population size)</b>    | 3252  |  |  | <b>B (acceptable error - in decimal)</b> | 0.05    |  |  | <b>S (estimated from this sample)</b> | 0.113   |  |  | <b>Recommended minimum:</b>  | 20      |  |  | <b>Actual sample size:</b>      | 465     |  |  | <b>Conclusion:</b>                      | OK    |  |  |
| <b>N (population size)</b>  | 3252                            |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>S (estimated from this sample)</b>   | 0.113                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Recommended minimum:</b>   | 20                              |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Actual sample size:</b>  | 465                             |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Conclusion:</b>  | OK                              |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>NORMALITY</b>  |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Binomial Test</b></td><td></td><td></td><td></td></tr> <tr><td># ratios below mean:</td><td>224</td><td></td><td></td></tr> <tr><td># ratios above mean:</td><td>241</td><td></td><td></td></tr> <tr><td><b>Z:</b></td><td>0.788</td><td></td><td></td></tr> <tr><td><b>Conclusion:</b></td><td>Normal*</td><td></td><td></td></tr> </table>  |                                 |   |  | <b>Binomial Test</b>          |       |  |  | # ratios below mean:                     | 224     |  |  | # ratios above mean:                  | 241     |  |  | <b>Z:</b>                    | 0.788   |  |  | <b>Conclusion:</b>              | Normal* |  |  |   |       |  |  |
| <b>Binomial Test</b>  |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| # ratios below mean:  | 224                             |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| # ratios above mean:  | 241                             |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Z:</b>   | 0.788                           |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <b>Conclusion:</b>  | Normal*                         |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |
| <i>*i.e. no evidence of non-normality</i>   |                                 |   |  |                               |       |  |  |  |         |  |  |                                       |         |  |  |                              |         |  |  |                                 |         |  |  |   |       |  |  |



### COMMENTS:

1 to 3 Unit Residences throughout area 13

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 003      | 939070 | 0100  | 5/3/04    | \$273,000  | 770                | 380           | 7         | 1923           | 4    | 2723     | Y    | N           | 1820 LAKEVIEW BL E   |
| 003      | 133780 | 0105  | 3/4/05    | \$435,000  | 820                | 840           | 7         | 1901           | 3    | 3600     | N    | N           | 1808 E PROSPECT ST   |
| 003      | 630640 | 0110  | 8/3/04    | \$430,000  | 900                | 400           | 7         | 1928           | 3    | 4000     | Y    | N           | 1928 HARVARD AV E    |
| 003      | 191210 | 0575  | 8/19/04   | \$398,000  | 910                | 100           | 7         | 1912           | 4    | 4500     | N    | N           | 2407 FEDERAL AV E    |
| 003      | 220750 | 0445  | 12/27/04  | \$424,000  | 920                | 0             | 7         | 1903           | 4    | 4000     | N    | N           | 2014 10TH AV E       |
| 003      | 133860 | 0090  | 8/10/04   | \$300,000  | 1040               | 0             | 7         | 1946           | 3    | 4172     | N    | N           | 1217 24TH AV E       |
| 003      | 133880 | 0885  | 6/29/05   | \$510,000  | 1060               | 0             | 7         | 2004           | 3    | 4320     | N    | N           | 710 19TH AV E        |
| 003      | 196220 | 0540  | 1/21/05   | \$530,000  | 1060               | 1060          | 7         | 1922           | 5    | 5040     | N    | N           | 821 E GWINN PL       |
| 003      | 196220 | 0540  | 4/30/03   | \$475,000  | 1060               | 1060          | 7         | 1922           | 5    | 5040     | N    | N           | 821 E GWINN PL E     |
| 003      | 359250 | 0440  | 10/5/05   | \$502,000  | 1090               | 0             | 7         | 1923           | 3    | 3600     | N    | N           | 1518 INTERLAKEN PL E |
| 003      | 359250 | 0535  | 3/29/04   | \$370,000  | 1140               | 240           | 7         | 1919           | 3    | 3600     | Y    | N           | 1506 24TH AV E       |
| 003      | 191210 | 0090  | 10/23/03  | \$476,000  | 1150               | 800           | 7         | 1908           | 3    | 4000     | N    | N           | 2323 11TH AV E       |
| 003      | 948870 | 0091  | 4/13/05   | \$725,000  | 1220               | 900           | 7         | 1924           | 5    | 4000     | N    | N           | 1817 FEDERAL AV E    |
| 003      | 442310 | 0130  | 5/19/05   | \$540,000  | 1250               | 1050          | 7         | 1939           | 4    | 4400     | N    | N           | 1112 E LYNN ST       |
| 003      | 133930 | 0070  | 4/7/04    | \$385,000  | 1310               | 650           | 7         | 1923           | 2    | 4111     | N    | N           | 1252 19TH AV E       |
| 003      | 983120 | 0550  | 10/7/03   | \$390,000  | 1430               | 0             | 7         | 1936           | 3    | 5000     | N    | N           | 917 BROADWAY E       |
| 003      | 195970 | 0865  | 8/24/04   | \$390,000  | 1690               | 1300          | 7         | 1921           | 3    | 5500     | N    | N           | 2716 HARVARD AV E    |
| 003      | 676270 | 0216  | 6/1/04    | \$499,000  | 1740               | 0             | 7         | 1906           | 3    | 3000     | N    | N           | 1115 BROADWAY E      |
| 003      | 195970 | 2270  | 7/26/05   | \$460,000  | 1900               | 0             | 7         | 1920           | 4    | 6000     | N    | N           | 822 E GWINN PL       |
| 003      | 133680 | 0840  | 8/17/04   | \$642,000  | 1930               | 0             | 7         | 1906           | 4    | 6000     | N    | N           | 946 18TH AV E        |
| 003      | 133880 | 0060  | 8/13/04   | \$515,000  | 1960               | 500           | 7         | 1906           | 3    | 4320     | N    | N           | 914 19TH AV E        |
| 003      | 134230 | 0270  | 8/16/05   | \$699,950  | 2210               | 0             | 7         | 1905           | 3    | 4760     | N    | N           | 1529 17TH AV E       |
| 003      | 133780 | 0210  | 5/15/03   | \$469,000  | 1000               | 200           | 8         | 1906           | 4    | 2400     | N    | N           | 1715 E HIGHLAND DR   |
| 003      | 795520 | 0010  | 12/4/03   | \$550,000  | 1080               | 490           | 8         | 2003           | 3    | 3915     | Y    | N           | 1939 BROADWAY E      |
| 003      | 196220 | 0425  | 12/29/05  | \$725,000  | 1120               | 350           | 8         | 1923           | 5    | 4800     | N    | N           | 891 E GWINN PL       |
| 003      | 134230 | 0195  | 6/25/04   | \$739,000  | 1130               | 600           | 8         | 1905           | 4    | 4760     | Y    | N           | 1530 16TH AV E       |
| 003      | 191210 | 0215  | 11/24/04  | \$690,000  | 1150               | 0             | 8         | 1905           | 5    | 4500     | N    | N           | 2340 FEDERAL AV E    |
| 003      | 195970 | 1995  | 11/21/05  | \$650,000  | 1150               | 1150          | 8         | 1923           | 3    | 4400     | Y    | N           | 2831 BOYER AV E      |
| 003      | 196220 | 0505  | 4/20/04   | \$476,000  | 1190               | 230           | 8         | 1922           | 4    | 5040     | N    | N           | 833 E GWINN PL       |
| 003      | 983120 | 0085  | 4/1/03    | \$750,500  | 1250               | 960           | 8         | 1939           | 3    | 5750     | N    | N           | 947 HARVARD AV E     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 003      | 195970 | 2340  | 4/4/05    | \$688,000  | 1260               | 0             | 8         | 1922           | 5    | 4800     | N    | N           | 866 E GWINN PL     |
| 003      | 220750 | 0555  | 2/27/03   | \$530,000  | 1270               | 0             | 8         | 1906           | 4    | 4000     | N    | N           | 2006 FEDERAL AV E  |
| 003      | 133880 | 0675  | 5/26/03   | \$500,000  | 1280               | 900           | 8         | 1957           | 4    | 3612     | N    | N           | 2009 E ALOHA ST    |
| 003      | 116900 | 0220  | 5/21/04   | \$650,000  | 1320               | 970           | 8         | 1926           | 4    | 4200     | N    | N           | 1922 14TH AV E     |
| 003      | 133780 | 0040  | 6/2/05    | \$430,000  | 1320               | 0             | 8         | 1906           | 2    | 4800     | N    | N           | 1135 19TH AV E     |
| 003      | 553510 | 0350  | 8/30/04   | \$443,000  | 1320               | 240           | 8         | 1905           | 3    | 3600     | N    | N           | 910 E MILLER ST    |
| 003      | 676270 | 0740  | 6/7/04    | \$420,000  | 1320               | 0             | 8         | 1953           | 3    | 5000     | N    | N           | 1226 10TH AV E     |
| 003      | 195970 | 0388  | 7/28/05   | \$440,000  | 1330               | 1330          | 8         | 1946           | 3    | 5115     | N    | N           | 2632 HARVARD AV E  |
| 003      | 196220 | 0460  | 6/21/04   | \$492,500  | 1340               | 0             | 8         | 1922           | 4    | 6000     | N    | N           | 867 E GWINN PL     |
| 003      | 196220 | 0460  | 5/17/03   | \$457,500  | 1340               | 0             | 8         | 1922           | 4    | 6000     | N    | N           | 867 E GWINN PL     |
| 003      | 359250 | 0520  | 4/25/05   | \$619,000  | 1340               | 0             | 8         | 1926           | 3    | 4800     | Y    | N           | 2410 E GALER ST    |
| 003      | 133880 | 0180  | 11/4/04   | \$769,000  | 1370               | 0             | 8         | 1906           | 5    | 4600     | N    | N           | 946 20TH AV E      |
| 003      | 195970 | 0615  | 9/24/03   | \$612,500  | 1370               | 675           | 8         | 1922           | 4    | 5800     | Y    | N           | 2610 11TH AV E     |
| 003      | 191210 | 0190  | 10/23/03  | \$503,000  | 1430               | 0             | 8         | 1900           | 3    | 3000     | N    | N           | 2324 FEDERAL AV E  |
| 003      | 196220 | 0445  | 11/10/05  | \$650,000  | 1440               | 0             | 8         | 1923           | 4    | 4800     | N    | N           | 881 E GWINN PL     |
| 003      | 983120 | 0595  | 11/6/03   | \$650,000  | 1520               | 0             | 8         | 1937           | 5    | 5000     | N    | N           | 920 BROADWAY E     |
| 003      | 195970 | 2355  | 6/22/05   | \$665,000  | 1530               | 450           | 8         | 1922           | 5    | 4800     | N    | N           | 874 E GWINN PL     |
| 003      | 133880 | 0085  | 12/20/05  | \$659,900  | 1540               | 0             | 8         | 1927           | 4    | 2800     | N    | N           | 1914 E ALOHA ST    |
| 003      | 133780 | 1230  | 10/10/05  | \$894,000  | 1560               | 300           | 8         | 1905           | 3    | 4800     | N    | N           | 1230 17TH AV E     |
| 003      | 359250 | 0531  | 7/11/05   | \$640,000  | 1570               | 240           | 8         | 1931           | 3    | 6529     | Y    | N           | 1510 24TH AV E     |
| 003      | 220750 | 0520  | 4/30/04   | \$563,000  | 1580               | 0             | 8         | 1906           | 3    | 4000     | N    | N           | 2034 FEDERAL AV E  |
| 003      | 133930 | 0060  | 9/13/05   | \$562,000  | 1610               | 0             | 8         | 1920           | 3    | 3936     | N    | N           | 1246 19TH AV E     |
| 003      | 359250 | 0390  | 12/21/05  | \$799,950  | 1620               | 240           | 8         | 1939           | 3    | 4385     | N    | N           | 2603 E GARFIELD ST |
| 003      | 116900 | 0390  | 11/19/04  | \$638,000  | 1630               | 0             | 8         | 1913           | 5    | 4798     | N    | N           | 1913 14TH AV E     |
| 003      | 133880 | 0490  | 3/8/05    | \$549,950  | 1640               | 200           | 8         | 1925           | 4    | 5390     | N    | N           | 907 23RD AV E      |
| 003      | 196220 | 0480  | 8/4/03    | \$521,000  | 1660               | 180           | 8         | 1923           | 3    | 5040     | N    | N           | 847 E GWINN PL     |
| 003      | 196220 | 0450  | 5/13/04   | \$573,000  | 1670               | 300           | 8         | 1924           | 4    | 6000     | N    | N           | 877 E GWINN PL     |
| 003      | 134230 | 0245  | 7/28/03   | \$662,500  | 1700               | 500           | 8         | 1901           | 3    | 4760     | N    | N           | 1509 17TH AV E     |
| 003      | 220750 | 0415  | 6/27/05   | \$569,000  | 1710               | 870           | 8         | 1908           | 4    | 5120     | N    | N           | 2007 10TH AV E     |
| 003      | 196220 | 0175  | 11/20/03  | \$552,000  | 1720               | 520           | 8         | 1922           | 4    | 3600     | N    | N           | 3120 BROADWAY E    |
| 003      | 195970 | 2285  | 11/11/03  | \$569,000  | 1770               | 0             | 8         | 1922           | 5    | 5000     | N    | N           | 838 E GWINN PL     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 003      | 196220 | 0240  | 12/7/04   | \$725,000  | 1770               | 870           | 8         | 1924           | 5    | 4000     | N    | N           | 924 E ALLISON ST     |
| 003      | 133880 | 0715  | 5/19/05   | \$721,000  | 1790               | 250           | 8         | 1913           | 3    | 4600     | N    | N           | 720 20TH AV E        |
| 003      | 196220 | 0085  | 3/30/04   | \$425,000  | 1790               | 0             | 8         | 1924           | 3    | 4285     | N    | N           | 816 E ALLISON ST     |
| 003      | 195970 | 1890  | 10/31/05  | \$801,000  | 1800               | 0             | 8         | 1921           | 5    | 4180     | Y    | N           | 2818 11TH AV E       |
| 003      | 359250 | 0480  | 4/23/04   | \$639,950  | 1820               | 0             | 8         | 1925           | 4    | 6040     | N    | N           | 2437 E INTERLAKEN BL |
| 003      | 195970 | 2380  | 4/20/04   | \$615,000  | 1830               | 1190          | 8         | 1922           | 4    | 5016     | N    | N           | 886 E GWINN PL       |
| 003      | 359250 | 0950  | 7/16/03   | \$549,000  | 1840               | 250           | 8         | 1925           | 4    | 3068     | N    | N           | 2052 E CRESCENT DR   |
| 003      | 196220 | 0055  | 9/30/05   | \$540,000  | 1860               | 150           | 8         | 1922           | 3    | 5500     | N    | N           | 3126 FRANKLIN AV E   |
| 003      | 220750 | 0510  | 12/12/05  | \$789,000  | 1880               | 900           | 8         | 1913           | 4    | 4000     | N    | N           | 2031 FEDERAL AV E    |
| 003      | 212504 | 9029  | 6/18/05   | \$839,000  | 1890               | 500           | 8         | 1926           | 4    | 5670     | Y    | N           | 2015 E CRESCENT DR   |
| 003      | 196220 | 0065  | 12/23/05  | \$675,000  | 1940               | 700           | 8         | 1923           | 3    | 5500     | N    | N           | 3118 FRANKLIN AV E   |
| 003      | 686170 | 0115  | 10/13/04  | \$625,000  | 1960               | 480           | 8         | 1938           | 4    | 5000     | N    | N           | 2207 13TH AV E       |
| 003      | 867090 | 0191  | 10/21/03  | \$658,000  | 1970               | 300           | 8         | 1920           | 3    | 4158     | N    | N           | 1238 E CROCKETT ST   |
| 003      | 191210 | 0305  | 8/27/04   | \$570,000  | 2020               | 700           | 8         | 1960           | 3    | 4000     | Y    | N           | 2419 11TH AV E       |
| 003      | 191210 | 0320  | 6/29/05   | \$710,000  | 2020               | 1040          | 8         | 1977           | 3    | 3000     | Y    | N           | 2417 11TH AV E       |
| 003      | 133880 | 0620  | 5/30/03   | \$442,500  | 2030               | 0             | 8         | 1923           | 3    | 5112     | N    | N           | 717 23RD AV E        |
| 003      | 133860 | 0050  | 7/28/03   | \$645,000  | 2060               | 160           | 8         | 1988           | 3    | 6258     | Y    | N           | 1122 23RD AV E       |
| 003      | 195970 | 2430  | 4/15/03   | \$555,000  | 2060               | 0             | 8         | 1913           | 4    | 6000     | N    | N           | 905 E ALLISON ST     |
| 003      | 195970 | 2425  | 7/12/04   | \$621,500  | 2100               | 310           | 8         | 1919           | 4    | 6000     | N    | N           | 911 E ALLISON ST     |
| 003      | 133780 | 1085  | 6/17/04   | \$674,000  | 2110               | 0             | 8         | 1905           | 4    | 4440     | N    | N           | 1250 16TH AV E       |
| 003      | 220750 | 0600  | 6/11/03   | \$662,500  | 2110               | 0             | 8         | 1914           | 4    | 4000     | N    | N           | 2031 11TH AV E       |
| 003      | 216390 | 1665  | 9/16/04   | \$710,000  | 2120               | 0             | 8         | 1952           | 4    | 7200     | N    | N           | 1026 SUMMIT AV E     |
| 003      | 220750 | 0390  | 4/15/05   | \$585,000  | 2120               | 500           | 8         | 1904           | 3    | 5120     | Y    | N           | 2025 10TH AV E       |
| 003      | 686170 | 0130  | 5/5/05    | \$549,000  | 2120               | 0             | 8         | 1919           | 3    | 5000     | N    | N           | 2206 12TH AV E       |
| 003      | 133680 | 0970  | 6/15/04   | \$530,000  | 2150               | 650           | 8         | 1907           | 1    | 4800     | N    | N           | 929 19TH AV E        |
| 003      | 220750 | 0180  | 10/28/03  | \$737,000  | 2160               | 900           | 8         | 1910           | 4    | 4000     | N    | N           | 2211 11TH AV E       |
| 003      | 867090 | 0155  | 11/18/04  | \$750,000  | 2170               | 400           | 8         | 1912           | 5    | 3800     | Y    | N           | 1221 E BOSTON ST     |
| 003      | 195970 | 2275  | 1/7/05    | \$630,000  | 2180               | 400           | 8         | 1925           | 4    | 6000     | N    | N           | 826 E GWINN PL       |
| 003      | 196220 | 0255  | 6/3/04    | \$449,000  | 2180               | 0             | 8         | 1978           | 3    | 5115     | Y    | N           | 3121 FUHRMAN AV E    |
| 003      | 191210 | 0335  | 5/17/05   | \$682,000  | 2210               | 0             | 8         | 1924           | 4    | 4500     | N    | N           | 2407 11TH AV E       |
| 003      | 116900 | 0145  | 1/26/05   | \$775,000  | 2250               | 420           | 8         | 1914           | 3    | 8906     | Y    | N           | 1910 15TH AV E       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 003      | 134230 | 0100  | 12/27/05  | \$850,000   | 2290               | 0             | 8         | 1912           | 4    | 5000     | Y    | N           | 1517 16TH AV E       |
| 003      | 220750 | 0140  | 12/2/05   | \$1,250,000 | 2290               | 900           | 8         | 1915           | 5    | 4000     | N    | N           | 2216 FEDERAL AV E    |
| 003      | 133680 | 0160  | 2/15/05   | \$710,000   | 2320               | 600           | 8         | 1906           | 3    | 5568     | N    | N           | 812 15TH AV E        |
| 003      | 133880 | 0510  | 3/15/03   | \$450,000   | 2420               | 900           | 8         | 1950           | 3    | 5400     | N    | N           | 1001 23RD AV E       |
| 003      | 212504 | 9046  | 8/11/04   | \$775,000   | 2420               | 0             | 8         | 1916           | 3    | 6289     | N    | N           | 1523 18TH AV E       |
| 003      | 134230 | 0080  | 10/16/03  | \$780,000   | 2440               | 590           | 8         | 1905           | 3    | 7570     | N    | N           | 1505 16TH AV E       |
| 003      | 191210 | 0765  | 2/7/03    | \$565,000   | 2470               | 0             | 8         | 1906           | 3    | 4500     | N    | N           | 2339 FEDERAL AV E    |
| 003      | 220750 | 0385  | 8/18/04   | \$549,950   | 2470               | 360           | 8         | 1906           | 3    | 4875     | Y    | N           | 2029 10TH AV E       |
| 003      | 191210 | 0775  | 10/24/03  | \$680,000   | 2620               | 200           | 8         | 1912           | 3    | 5000     | N    | N           | 2333 FEDERAL AV E    |
| 003      | 359250 | 0595  | 2/12/04   | \$585,000   | 2640               | 0             | 8         | 1922           | 3    | 6350     | N    | N           | 2231 E CRESCENT DR   |
| 003      | 948870 | 0106  | 4/21/05   | \$720,000   | 2730               | 1380          | 8         | 1913           | 4    | 4000     | Y    | N           | 907 E HOWE ST        |
| 003      | 113000 | 0130  | 6/8/04    | \$779,000   | 2750               | 0             | 8         | 1926           | 3    | 6800     | Y    | N           | 1663 10TH AV E       |
| 003      | 133880 | 0491  | 12/6/04   | \$625,000   | 2760               | 0             | 8         | 1993           | 3    | 5750     | Y    | N           | 2220 E ALOHA ST      |
| 003      | 196220 | 0038  | 8/18/05   | \$579,950   | 1270               | 230           | 9         | 2005           | 3    | 1568     | N    | N           | 3142 A FRANKLIN AV E |
| 003      | 196220 | 0036  | 10/22/05  | \$549,950   | 1430               | 190           | 9         | 2005           | 3    | 1325     | N    | N           | 3140 A FRANKLIN AV E |
| 003      | 196220 | 0037  | 7/26/05   | \$570,000   | 1470               | 280           | 9         | 2005           | 3    | 1572     | N    | N           | 3142 B FRANKLIN AV E |
| 003      | 133780 | 0795  | 10/10/05  | \$817,500   | 1520               | 210           | 9         | 1904           | 3    | 4800     | N    | N           | 1243 16TH AV E       |
| 003      | 133780 | 0590  | 6/23/04   | \$750,000   | 1580               | 0             | 9         | 1904           | 4    | 4800     | N    | N           | 1154 16TH AV E       |
| 003      | 133830 | 0430  | 11/25/03  | \$790,000   | 1590               | 0             | 9         | 1993           | 3    | 4600     | N    | N           | 1114 20TH AV E       |
| 003      | 196220 | 0035  | 6/7/05    | \$579,950   | 1620               | 190           | 9         | 2005           | 3    | 1592     | N    | N           | 3140 B FRANKLIN AV E |
| 003      | 867090 | 0205  | 8/19/03   | \$689,900   | 1690               | 0             | 9         | 1920           | 4    | 3900     | Y    | N           | 1222 E CROCKETT ST   |
| 003      | 196220 | 0270  | 4/30/04   | \$650,000   | 1700               | 840           | 9         | 1923           | 3    | 5500     | Y    | N           | 3127 FUHRMAN AV E    |
| 003      | 133860 | 0045  | 7/20/04   | \$642,500   | 1720               | 0             | 9         | 1921           | 3    | 4381     | Y    | N           | 1124 23RD AV E       |
| 003      | 196220 | 0235  | 5/12/04   | \$711,000   | 1730               | 200           | 9         | 1925           | 5    | 3896     | Y    | N           | 928 E ALLISON ST     |
| 003      | 442310 | 0115  | 8/26/03   | \$618,000   | 1740               | 400           | 9         | 1905           | 3    | 4500     | N    | N           | 2317 12TH AV E       |
| 003      | 983120 | 0070  | 9/9/05    | \$998,000   | 1750               | 230           | 9         | 1942           | 5    | 5750     | N    | N           | 707 E PROSPECT ST    |
| 003      | 674270 | 0285  | 6/24/04   | \$816,450   | 1760               | 510           | 9         | 2002           | 3    | 2549     | N    | N           | 2026 BROADWAY E      |
| 003      | 191210 | 0755  | 5/12/05   | \$750,000   | 1770               | 0             | 9         | 1906           | 5    | 4500     | N    | N           | 2343 FEDERAL AV E    |
| 003      | 220750 | 0760  | 9/7/05    | \$910,000   | 1770               | 300           | 9         | 1926           | 5    | 4000     | N    | N           | 1918 FEDERAL AV E    |
| 003      | 676270 | 0185  | 3/30/05   | \$1,085,000 | 1770               | 0             | 9         | 1901           | 5    | 5000     | N    | N           | 1116 HARVARD AV E    |
| 003      | 867090 | 0150  | 1/20/05   | \$773,000   | 1780               | 700           | 9         | 1920           | 5    | 3800     | N    | N           | 1217 E BOSTON ST     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 003      | 674270 | 0261  | 5/21/04   | \$713,300   | 1800               | 900           | 9         | 1924           | 5    | 3564     | N    | N           | 906 E BOSTON ST    |
| 003      | 220750 | 0935  | 2/16/05   | \$678,000   | 1810               | 0             | 9         | 1905           | 3    | 6000     | N    | N           | 1933 FEDERAL AV E  |
| 003      | 134230 | 0205  | 12/5/05   | \$905,000   | 1820               | 830           | 9         | 1905           | 4    | 4760     | Y    | N           | 1538 16TH AV E     |
| 003      | 674270 | 0345  | 7/15/05   | \$675,000   | 1830               | 120           | 9         | 1932           | 4    | 4000     | Y    | N           | 2031 BROADWAY E    |
| 003      | 133860 | 0030  | 7/7/05    | \$869,950   | 1840               | 800           | 9         | 1982           | 3    | 4381     | Y    | N           | 1134 23RD AV E     |
| 003      | 133330 | 0050  | 5/25/05   | \$985,000   | 1850               | 850           | 9         | 1940           | 4    | 13050    | N    | N           | 1668 E BOSTON TER  |
| 003      | 133860 | 0040  | 4/10/05   | \$765,500   | 1850               | 200           | 9         | 1924           | 4    | 4381     | Y    | N           | 1128 23RD AV E     |
| 003      | 196220 | 0050  | 1/26/05   | \$608,500   | 1876               | 534           | 9         | 2001           | 3    | 3050     | N    | N           | 3132 FRANKLIN AV E |
| 003      | 133860 | 0035  | 6/14/04   | \$812,500   | 1890               | 150           | 9         | 1909           | 5    | 4381     | Y    | N           | 1132 23RD AV E     |
| 003      | 674270 | 0211  | 11/10/04  | \$675,000   | 1910               | 400           | 9         | 1926           | 3    | 3705     | Y    | N           | 911 E LYNN ST      |
| 003      | 195970 | 0605  | 9/22/05   | \$800,000   | 1920               | 400           | 9         | 1929           | 4    | 5500     | Y    | N           | 2622 11TH AV E     |
| 003      | 372080 | 0070  | 11/8/04   | \$701,000   | 1920               | 960           | 9         | 1926           | 4    | 5500     | Y    | N           | 2707 BOYER AV E    |
| 003      | 116900 | 0250  | 7/16/05   | \$935,000   | 1940               | 100           | 9         | 1926           | 4    | 4223     | Y    | N           | 1901 15TH AV E     |
| 003      | 133780 | 0280  | 9/16/03   | \$695,000   | 1940               | 400           | 9         | 1907           | 4    | 4800     | N    | N           | 1113 18TH AV E     |
| 003      | 220750 | 0575  | 8/10/05   | \$835,000   | 1950               | 600           | 9         | 1992           | 3    | 4000     | N    | N           | 2011 11TH AV E     |
| 003      | 133780 | 0370  | 7/25/05   | \$1,040,000 | 1970               | 0             | 9         | 1905           | 5    | 4800     | N    | N           | 1134 17TH AV E     |
| 003      | 220750 | 0625  | 7/7/05    | \$630,000   | 1980               | 0             | 9         | 1912           | 3    | 5355     | N    | N           | 2111 12TH AV E     |
| 003      | 674270 | 0340  | 7/20/05   | \$675,000   | 2000               | 70            | 9         | 1930           | 3    | 4000     | Y    | N           | 2027 BROADWAY E    |
| 003      | 195970 | 0560  | 5/23/05   | \$845,000   | 2010               | 900           | 9         | 1923           | 5    | 4400     | N    | N           | 2629 11TH AV E     |
| 003      | 196220 | 0052  | 1/12/04   | \$570,000   | 2010               | 480           | 9         | 2001           | 3    | 2450     | N    | N           | 3130 FRANKLIN AV E |
| 003      | 133630 | 0505  | 4/2/05    | \$800,000   | 2020               | 0             | 9         | 1905           | 3    | 4500     | N    | N           | 922 12TH AV E      |
| 003      | 133780 | 1145  | 2/14/05   | \$830,000   | 2050               | 0             | 9         | 1909           | 3    | 4800     | N    | N           | 1219 18TH AV E     |
| 003      | 195970 | 1645  | 10/27/04  | \$540,000   | 2050               | 0             | 9         | 1909           | 4    | 5500     | N    | N           | 2816 HARVARD AV E  |
| 003      | 196220 | 0375  | 5/15/03   | \$750,000   | 2070               | 820           | 9         | 1926           | 5    | 6000     | Y    | N           | 1020 E SHELBY ST   |
| 003      | 133860 | 0070  | 11/24/03  | \$575,000   | 2080               | 600           | 9         | 1929           | 4    | 6636     | Y    | N           | 1234 23RD AV E     |
| 003      | 266300 | 0315  | 8/12/04   | \$799,000   | 2080               | 0             | 9         | 1923           | 4    | 5250     | N    | N           | 910 FEDERAL AV E   |
| 003      | 674270 | 0260  | 10/21/05  | \$1,010,000 | 2080               | 760           | 9         | 1923           | 5    | 3564     | Y    | N           | 902 E BOSTON ST    |
| 003      | 191210 | 0565  | 5/20/04   | \$719,950   | 2090               | 400           | 9         | 1914           | 3    | 4500     | N    | N           | 2411 FEDERAL AV E  |
| 003      | 195970 | 0895  | 6/6/03    | \$675,000   | 2120               | 0             | 9         | 1933           | 4    | 8250     | N    | N           | 2715 BROADWAY E    |
| 003      | 359250 | 1011  | 11/1/04   | \$777,000   | 2140               | 220           | 9         | 1925           | 4    | 3900     | N    | N           | 2002 E CRESCENT DR |
| 003      | 133630 | 0265  | 5/28/03   | \$685,000   | 2150               | 240           | 9         | 1915           | 4    | 4067     | N    | N           | 1223 E ALOHA ST    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 003      | 133880 | 0870  | 6/2/03    | \$649,950   | 2150               | 600           | 9         | 1906           | 5    | 4320     | N    | N           | 722 19TH AV E        |
| 003      | 359250 | 0901  | 3/25/04   | \$775,000   | 2150               | 500           | 9         | 1928           | 4    | 7200     | Y    | N           | 2111 E INTERLAKEN BL |
| 003      | 867090 | 0015  | 9/4/03    | \$650,000   | 2150               | 0             | 9         | 1917           | 4    | 4200     | N    | N           | 1211 E NEWTON ST     |
| 003      | 948870 | 0055  | 6/2/04    | \$800,000   | 2190               | 800           | 9         | 1922           | 3    | 8100     | Y    | N           | 1822 10TH AV E       |
| 003      | 359250 | 1055  | 5/6/03    | \$690,000   | 2200               | 0             | 9         | 1925           | 4    | 3828     | N    | N           | 1910 E GALER ST      |
| 003      | 359250 | 0555  | 6/29/04   | \$605,000   | 2210               | 500           | 9         | 1930           | 4    | 5700     | Y    | N           | 1524 24TH AV E       |
| 003      | 116900 | 0320  | 12/18/03  | \$797,500   | 2220               | 0             | 9         | 1920           | 4    | 4867     | Y    | N           | 1359 E BOSTON ST     |
| 003      | 133880 | 0585  | 10/28/03  | \$813,000   | 2260               | 500           | 9         | 1907           | 5    | 5088     | Y    | N           | 714 22ND AV E        |
| 003      | 196220 | 0265  | 6/12/03   | \$892,000   | 2260               | 760           | 9         | 2000           | 3    | 5500     | Y    | N           | 3123 FUHRMAN AV E    |
| 003      | 312820 | 0005  | 7/19/05   | \$754,000   | 2260               | 800           | 9         | 1925           | 3    | 4168     | N    | N           | 1502 E OLIN PL       |
| 003      | 669950 | 0040  | 6/21/05   | \$955,000   | 2370               | 900           | 9         | 1906           | 5    | 5000     | Y    | N           | 2323 BROADWAY E      |
| 003      | 116900 | 0100  | 6/28/05   | \$860,000   | 2380               | 1030          | 9         | 1921           | 4    | 4680     | Y    | N           | 1950 15TH AV E       |
| 003      | 133630 | 0395  | 8/22/03   | \$688,500   | 2420               | 0             | 9         | 1905           | 4    | 4979     | N    | N           | 736 12TH AV E        |
| 003      | 133680 | 0615  | 3/17/05   | \$815,000   | 2460               | 0             | 9         | 1906           | 4    | 4500     | N    | N           | 917 18TH AV E        |
| 003      | 133680 | 0715  | 11/9/04   | \$925,000   | 2470               | 120           | 9         | 1901           | 4    | 5760     | N    | N           | 712 17TH AV E        |
| 003      | 195970 | 0490  | 9/8/05    | \$820,000   | 2480               | 1100          | 9         | 1928           | 3    | 5500     | Y    | N           | 2626 10TH AV E       |
| 003      | 266300 | 0290  | 12/3/05   | \$880,000   | 2480               | 1100          | 9         | 1925           | 3    | 4200     | N    | N           | 926 FEDERAL AV E     |
| 003      | 196220 | 0180  | 3/31/05   | \$974,000   | 2500               | 970           | 9         | 1998           | 3    | 5318     | N    | N           | 3114 BROADWAY E      |
| 003      | 133630 | 0350  | 5/9/03    | \$732,500   | 2510               | 0             | 9         | 1914           | 3    | 6000     | N    | N           | 702 12TH AV E        |
| 003      | 948870 | 0005  | 10/14/04  | \$1,127,000 | 2515               | 750           | 9         | 1925           | 5    | 5000     | Y    | N           | 1824 FEDERAL AV E    |
| 003      | 133880 | 0975  | 12/3/03   | \$860,000   | 2520               | 1080          | 9         | 1907           | 5    | 5443     | N    | N           | 751 20TH AV E        |
| 003      | 191210 | 0005  | 12/8/03   | \$800,000   | 2520               | 0             | 9         | 1924           | 4    | 3600     | Y    | N           | 2357 11TH AV E       |
| 003      | 133630 | 0380  | 12/5/03   | \$680,000   | 2580               | 0             | 9         | 1903           | 4    | 5000     | N    | N           | 722 12TH AV E        |
| 003      | 220750 | 0780  | 5/2/05    | \$940,000   | 2660               | 0             | 9         | 1900           | 4    | 4000     | N    | N           | 1900 FEDERAL AV E    |
| 003      | 312820 | 0035  | 5/27/04   | \$945,000   | 2680               | 270           | 9         | 1926           | 3    | 5780     | N    | N           | 1520 E OLIN PL       |
| 003      | 195970 | 0885  | 5/3/04    | \$910,000   | 2720               | 600           | 9         | 1939           | 4    | 5500     | N    | N           | 818 E EDGAR ST       |
| 003      | 266300 | 0270  | 5/11/05   | \$1,262,000 | 2860               | 0             | 9         | 1923           | 5    | 3880     | N    | N           | 942 FEDERAL AV E     |
| 003      | 133880 | 0655  | 12/13/05  | \$767,500   | 2890               | 0             | 9         | 1908           | 4    | 5324     | Y    | N           | 2215 E ALOHA ST      |
| 003      | 133680 | 0120  | 5/11/05   | \$960,000   | 2910               | 860           | 9         | 1906           | 3    | 6000     | N    | N           | 939 16TH AV E        |
| 003      | 676270 | 0790  | 3/15/05   | \$1,375,000 | 3070               | 1090          | 9         | 1917           | 4    | 5000     | N    | N           | 1233 FEDERAL AV E    |
| 003      | 133880 | 0535  | 11/18/04  | \$1,160,000 | 3090               | 900           | 9         | 1909           | 4    | 5466     | N    | N           | 1031 23RD AV E       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 003      | 133680 | 0870  | 6/28/05   | \$1,075,000 | 3100               | 1010          | 9         | 1995           | 3    | 5160     | N    | N           | 922 18TH AV E      |
| 003      | 195970 | 1790  | 7/21/05   | \$955,000   | 3390               | 1250          | 9         | 1909           | 3    | 5500     | Y    | N           | 2836 10TH AV E     |
| 003      | 195970 | 1680  | 10/25/04  | \$762,000   | 3450               | 1210          | 9         | 1907           | 3    | 5500     | N    | N           | 2817 BROADWAY E    |
| 003      | 867090 | 0105  | 11/3/05   | \$1,050,000 | 3630               | 420           | 9         | 1915           | 3    | 4100     | Y    | N           | 1228 E NEWTON ST   |
| 003      | 133680 | 0230  | 12/1/05   | \$950,000   | 3820               | 0             | 9         | 1906           | 3    | 5760     | N    | N           | 727 16TH AV E      |
| 003      | 212504 | 9042  | 8/19/04   | \$1,198,000 | 3840               | 340           | 9         | 1914           | 3    | 11112    | Y    | N           | 2005 E CRESCENT DR |
| 003      | 133730 | 0120  | 10/26/04  | \$910,000   | 3850               | 290           | 9         | 1906           | 4    | 6300     | N    | N           | 803 15TH AV E      |
| 003      | 133730 | 0170  | 1/23/04   | \$649,000   | 3930               | 400           | 9         | 1905           | 2    | 6050     | N    | N           | 1429 E ALOHA ST    |
| 003      | 133830 | 0475  | 4/22/05   | \$1,295,000 | 3970               | 500           | 9         | 1909           | 4    | 4600     | N    | N           | 1134 20TH AV E     |
| 003      | 220750 | 0855  | 11/2/05   | \$940,000   | 1490               | 910           | 10        | 1999           | 3    | 4000     | N    | N           | 1928 10TH AV E     |
| 003      | 220750 | 0855  | 9/27/04   | \$730,000   | 1490               | 910           | 10        | 1999           | 3    | 4000     | N    | N           | 1928 10TH AV E     |
| 003      | 220750 | 0395  | 1/24/05   | \$930,000   | 1670               | 1120          | 10        | 2002           | 3    | 5120     | N    | N           | 2023 10TH AV E     |
| 003      | 133880 | 0515  | 8/10/05   | \$899,000   | 2030               | 120           | 10        | 1907           | 3    | 5400     | N    | N           | 1011 23RD AV E     |
| 003      | 359250 | 1100  | 4/21/05   | \$941,000   | 2070               | 500           | 10        | 1926           | 4    | 5588     | Y    | N           | 1939 E CRESCENT DR |
| 003      | 133630 | 0635  | 9/29/03   | \$862,000   | 2180               | 380           | 10        | 1990           | 3    | 5813     | N    | N           | 702 13TH AV E      |
| 003      | 133680 | 0405  | 1/26/05   | \$1,100,000 | 2230               | 0             | 10        | 1904           | 5    | 6000     | N    | N           | 952 16TH AV E      |
| 003      | 216390 | 1700  | 5/25/05   | \$1,150,000 | 2230               | 0             | 10        | 1992           | 3    | 7200     | N    | N           | 1011 BOYLSTON AV E |
| 003      | 133680 | 0865  | 5/23/05   | \$1,565,000 | 2260               | 1100          | 10        | 2005           | 3    | 5040     | N    | N           | 928 18TH AV E      |
| 003      | 669950 | 0055  | 10/11/05  | \$1,067,500 | 2330               | 670           | 10        | 1904           | 5    | 4000     | Y    | N           | 2307 BROADWAY E    |
| 003      | 133680 | 0065  | 3/10/03   | \$850,000   | 2360               | 500           | 10        | 1907           | 4    | 4640     | N    | N           | 908 15TH AV E      |
| 003      | 676270 | 0555  | 12/12/05  | \$965,000   | 2360               | 0             | 10        | 1910           | 3    | 4500     | N    | N           | 1157 FEDERAL AV E  |
| 003      | 133630 | 0535  | 12/2/04   | \$1,260,000 | 2400               | 0             | 10        | 2001           | 3    | 5300     | N    | N           | 944 12TH AV E      |
| 003      | 133680 | 0670  | 8/22/05   | \$1,250,000 | 2440               | 400           | 10        | 1905           | 5    | 6240     | N    | N           | 957 18TH AV E      |
| 003      | 133330 | 0025  | 8/4/04    | \$1,575,000 | 2450               | 1200          | 10        | 1940           | 4    | 33500    | Y    | N           | 1620 E BOSTON TER  |
| 003      | 195970 | 0420  | 12/20/04  | \$600,000   | 2520               | 0             | 10        | 1909           | 3    | 5500     | N    | N           | 2612 HARVARD AV E  |
| 003      | 133880 | 0530  | 9/15/05   | \$1,000,000 | 2570               | 0             | 10        | 1908           | 4    | 5459     | N    | N           | 1027 23RD AV E     |
| 003      | 676270 | 0605  | 5/4/04    | \$1,350,000 | 2640               | 900           | 10        | 1912           | 5    | 5000     | N    | N           | 1112 FEDERAL AV E  |
| 003      | 133680 | 0005  | 7/19/04   | \$1,290,000 | 2860               | 0             | 10        | 2002           | 3    | 5994     | N    | N           | 1028 15TH AV E     |
| 003      | 133860 | 0200  | 9/9/04    | \$1,545,000 | 2930               | 860           | 10        | 2003           | 3    | 6544     | Y    | N           | 1219 23RD AV E     |
| 003      | 312820 | 0085  | 3/9/05    | \$1,400,000 | 2940               | 0             | 10        | 1928           | 4    | 6324     | Y    | N           | 1543 E OLIN PL     |
| 003      | 133730 | 0115  | 5/13/05   | \$760,000   | 3000               | 1200          | 10        | 1907           | 3    | 6042     | N    | N           | 809 15TH AV E      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 003      | 195970 | 1700  | 12/29/05  | \$750,000   | 3000               | 0             | 10        | 1923           | 3    | 5500     | N    | N           | 817 E SHELBY ST    |
| 003      | 867090 | 0180  | 3/8/05    | \$900,000   | 3060               | 1000          | 10        | 1911           | 3    | 6270     | Y    | N           | 1317 E BOSTON ST   |
| 003      | 133630 | 0475  | 7/26/05   | \$1,300,000 | 3120               | 770           | 10        | 1994           | 3    | 4650     | N    | N           | 908 12TH AV E      |
| 003      | 133730 | 0260  | 9/16/05   | \$1,300,000 | 3140               | 0             | 10        | 1906           | 5    | 5610     | N    | N           | 1431 E WARD ST     |
| 003      | 133680 | 0015  | 9/17/03   | \$1,203,000 | 3360               | 300           | 10        | 1995           | 3    | 5800     | N    | N           | 1020 15TH AV E     |
| 003      | 220750 | 0915  | 10/1/03   | \$930,000   | 3360               | 0             | 10        | 1983           | 3    | 8000     | Y    | N           | 1919 FEDERAL AV E  |
| 003      | 676270 | 0180  | 12/3/03   | \$1,250,000 | 3360               | 0             | 10        | 1901           | 5    | 5000     | N    | N           | 1122 HARVARD AV E  |
| 003      | 266300 | 0225  | 7/14/04   | \$1,225,000 | 3430               | 900           | 10        | 1929           | 4    | 6000     | N    | N           | 947 FEDERAL AV E   |
| 003      | 133680 | 0330  | 2/1/05    | \$2,000,000 | 3490               | 800           | 10        | 2003           | 3    | 5760     | N    | N           | 712 16TH AV E      |
| 003      | 133680 | 0020  | 4/18/05   | \$1,234,500 | 3530               | 0             | 10        | 1905           | 5    | 5800     | N    | N           | 1014 15TH AV E     |
| 003      | 133680 | 0445  | 6/11/05   | \$1,955,000 | 3640               | 1380          | 10        | 2005           | 3    | 6000     | N    | N           | 916 16TH AV E      |
| 003      | 948870 | 0045  | 4/9/05    | \$1,330,000 | 3880               | 0             | 10        | 1909           | 5    | 5400     | N    | N           | 1065 E HOWE ST     |
| 003      | 133780 | 0640  | 5/15/04   | \$1,925,000 | 4110               | 0             | 10        | 1904           | 5    | 9600     | N    | N           | 1133 16TH AV E     |
| 003      | 133730 | 0065  | 8/26/05   | \$1,238,000 | 4290               | 790           | 10        | 1906           | 4    | 6084     | N    | N           | 1426 E ROY ST      |
| 003      | 133730 | 0050  | 8/25/05   | \$1,229,000 | 4580               | 400           | 10        | 1911           | 4    | 5300     | N    | N           | 709 15TH AV E      |
| 003      | 113000 | 0226  | 10/10/05  | \$1,095,000 | 1020               | 1360          | 11        | 1994           | 3    | 5031     | Y    | N           | 1617 BROADWAY E    |
| 003      | 674270 | 0125  | 7/15/04   | \$1,100,000 | 2180               | 810           | 11        | 1988           | 3    | 3531     | Y    | N           | 2230 HARVARD AV E  |
| 003      | 674270 | 0120  | 4/1/04    | \$932,500   | 2200               | 750           | 11        | 1989           | 3    | 3336     | Y    | N           | 2234 HARVARD AV E  |
| 003      | 216390 | 1695  | 5/25/05   | \$1,675,000 | 2360               | 710           | 11        | 1960           | 5    | 7200     | N    | N           | 1005 BOYLSTON AV E |
| 003      | 216390 | 1695  | 10/17/03  | \$1,550,000 | 2360               | 710           | 11        | 1960           | 5    | 7200     | N    | N           | 1005 BOYLSTON AV E |
| 003      | 686170 | 0085  | 8/26/04   | \$1,253,500 | 2780               | 800           | 11        | 1911           | 4    | 5300     | Y    | N           | 1215 E LYNN ST     |
| 003      | 133860 | 0275  | 7/11/05   | \$1,765,000 | 2960               | 1060          | 11        | 1999           | 3    | 5137     | Y    | N           | 2225 E HIGHLAND DR |
| 003      | 133630 | 0400  | 12/8/03   | \$1,495,000 | 3020               | 0             | 11        | 1911           | 5    | 8565     | N    | N           | 963 13TH AV E      |
| 003      | 133780 | 0325  | 8/8/05    | \$1,575,000 | 3440               | 0             | 11        | 1906           | 5    | 7200     | N    | N           | 1108 17TH AV E     |
| 003      | 133880 | 0420  | 10/19/04  | \$1,732,500 | 3610               | 340           | 11        | 1910           | 5    | 6480     | N    | N           | 951 22ND AV E      |
| 003      | 202504 | 9090  | 4/29/03   | \$1,650,000 | 3640               | 1450          | 11        | 1990           | 3    | 9245     | N    | N           | 2232 EVERETT AV E  |
| 003      | 133730 | 0085  | 8/27/03   | \$1,700,000 | 3850               | 1200          | 11        | 2003           | 3    | 6029     | N    | N           | 1415 E VALLEY ST   |
| 003      | 133830 | 0335  | 2/16/04   | \$2,200,000 | 3850               | 220           | 11        | 1925           | 5    | 8640     | N    | N           | 1136 21ST AV E     |
| 003      | 212504 | 9027  | 10/1/04   | \$2,400,000 | 3920               | 920           | 11        | 1941           | 5    | 20520    | N    | N           | 1500 18TH AV E     |
| 003      | 133880 | 0475  | 4/28/05   | \$1,300,000 | 4200               | 0             | 11        | 1914           | 3    | 7721     | Y    | N           | 902 22ND AV E      |
| 003      | 134630 | 0125  | 5/6/05    | \$2,190,000 | 4300               | 100           | 11        | 2005           | 3    | 4855     | N    | N           | 626 14TH AV E      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 003      | 133630 | 0130  | 3/26/04   | \$1,650,000 | 4370               | 850           | 11        | 1995           | 3    | 10547    | N    | N           | 948 11TH AV E      |
| 003      | 133680 | 0675  | 9/24/04   | \$1,977,000 | 4840               | 300           | 11        | 2001           | 3    | 11760    | N    | N           | 748 17TH AV E      |
| 003      | 113000 | 0015  | 8/4/05    | \$2,600,000 | 4890               | 0             | 11        | 1919           | 3    | 20000    | N    | N           | 1658 FEDERAL AV E  |
| 003      | 983120 | 0490  | 3/16/05   | \$1,750,000 | 5910               | 600           | 11        | 1909           | 3    | 7500     | N    | N           | 948 HARVARD AV E   |
| 003      | 113000 | 0150  | 2/24/04   | \$1,850,000 | 2780               | 1620          | 12        | 2002           | 3    | 5000     | Y    | N           | 1651 10TH AV E     |
| 003      | 134630 | 0035  | 9/21/05   | \$1,895,000 | 3420               | 1060          | 12        | 1902           | 5    | 5000     | N    | N           | 923 14TH AV E      |
| 003      | 220750 | 0970  | 8/3/04    | \$2,300,000 | 3600               | 0             | 12        | 1996           | 3    | 5138     | Y    | N           | 1929 10TH AV E     |
| 003      | 133830 | 0350  | 8/22/05   | \$2,190,000 | 3850               | 1000          | 12        | 1915           | 4    | 9108     | N    | N           | 2105 E HIGHLAND DR |
| 003      | 133730 | 0175  | 7/9/04    | \$1,350,000 | 4130               | 0             | 12        | 1909           | 3    | 5250     | N    | N           | 1439 E WARD ST     |
| 003      | 133830 | 0325  | 4/10/05   | \$3,195,000 | 4200               | 1200          | 12        | 2004           | 3    | 8640     | N    | N           | 1120 21ST AV E     |
| 003      | 339880 | 0085  | 5/31/05   | \$4,100,000 | 5670               | 1690          | 12        | 2001           | 3    | 11300    | N    | N           | 1617 FEDERAL AV E  |
| 003      | 134630 | 0150  | 8/2/04    | \$2,584,500 | 5790               | 0             | 12        | 1904           | 5    | 11750    | N    | N           | 806 14TH AV E      |
| 003      | 216390 | 1710  | 6/23/05   | \$3,013,118 | 6050               | 0             | 12        | 1905           | 5    | 12360    | N    | N           | 1025 BOYLSTON AV E |
| 003      | 133860 | 0315  | 11/5/04   | \$2,380,000 | 6430               | 920           | 12        | 1910           | 3    | 15660    | N    | N           | 1100 22ND AV E     |
| 003      | 133860 | 0330  | 6/23/03   | \$2,970,000 | 6850               | 1200          | 12        | 1912           | 5    | 10260    | N    | N           | 1124 22ND AV E     |
| 003      | 113000 | 0025  | 6/13/05   | \$3,780,000 | 7080               | 0             | 12        | 1909           | 4    | 32731    | N    | N           | 1642 FEDERAL AV E  |
| 003      | 216390 | 1605  | 8/11/04   | \$1,995,000 | 5500               | 0             | 13        | 1909           | 3    | 11101    | Y    | N           | 1005 BELMONT PL E  |
| 003      | 983120 | 0500  | 12/10/03  | \$1,850,000 | 6110               | 700           | 13        | 1922           | 3    | 7500     | N    | N           | 803 E PROSPECT ST  |
| 003      | 134630 | 0045  | 9/28/04   | \$1,750,000 | 10150              | 800           | 13        | 1914           | 2    | 13744    | N    | N           | 907 14TH AV E      |
| 005      | 560500 | 0280  | 8/22/03   | \$445,000   | 540                | 0             | 6         | 1919           | 5    | 5450     | N    | N           | 1822 E HAMLIN ST   |
| 005      | 678820 | 0061  | 3/17/03   | \$377,650   | 780                | 250           | 7         | 1923           | 3    | 2750     | N    | N           | 2458 25TH AV E     |
| 005      | 678820 | 2230  | 4/23/04   | \$439,000   | 780                | 780           | 7         | 1936           | 4    | 4000     | N    | N           | 1606 E MCGRAW ST   |
| 005      | 359250 | 0160  | 6/29/04   | \$369,950   | 810                | 660           | 7         | 1930           | 3    | 4570     | N    | N           | 1814 25TH AV E     |
| 005      | 872210 | 0960  | 8/5/03    | \$389,950   | 810                | 810           | 7         | 1928           | 4    | 2801     | N    | N           | 2201 E BLAINE ST   |
| 005      | 678820 | 1015  | 9/10/04   | \$490,000   | 850                | 750           | 7         | 1918           | 4    | 4000     | N    | N           | 2509 E CALHOUN ST  |
| 005      | 195220 | 0486  | 4/21/03   | \$365,000   | 870                | 610           | 7         | 1947           | 4    | 4344     | N    | N           | 2359 BOYER AV E    |
| 005      | 212504 | 9122  | 12/16/05  | \$393,500   | 880                | 0             | 7         | 1951           | 3    | 4057     | N    | N           | 1901 E LYNN ST     |
| 005      | 871210 | 0760  | 6/13/03   | \$359,000   | 920                | 100           | 7         | 1915           | 4    | 4250     | N    | N           | 1850 24TH AV E     |
| 005      | 871210 | 0465  | 9/22/03   | \$449,000   | 950                | 190           | 7         | 1922           | 5    | 4404     | N    | N           | 1936 26TH AV E     |
| 005      | 871210 | 0125  | 5/17/03   | \$415,500   | 960                | 960           | 7         | 1920           | 4    | 3279     | N    | N           | 2015 25TH AV E     |
| 005      | 871210 | 0685  | 8/29/05   | \$449,500   | 980                | 0             | 7         | 1919           | 3    | 4178     | N    | N           | 1945 26TH AV E     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 005      | 102800 | 0005  | 5/12/05   | \$509,000  | 990                | 0             | 7         | 1921           | 3    | 5171     | N    | N           | 2103 BOYER AV E      |
| 005      | 678820 | 0820  | 8/24/04   | \$480,000  | 1010               | 1010          | 7         | 1926           | 4    | 4500     | N    | N           | 2214 E MCGRAW ST     |
| 005      | 678820 | 0930  | 6/16/04   | \$489,000  | 1040               | 250           | 7         | 1923           | 4    | 4000     | N    | N           | 2426 E MCGRAW ST     |
| 005      | 678820 | 0931  | 10/12/05  | \$579,000  | 1040               | 750           | 7         | 1923           | 4    | 4000     | N    | N           | 2407 25TH AV E       |
| 005      | 678820 | 0745  | 11/14/03  | \$445,000  | 1090               | 400           | 7         | 1922           | 4    | 4000     | N    | N           | 2211 E CALHOUN ST    |
| 005      | 871210 | 0710  | 10/12/05  | \$585,000  | 1090               | 0             | 7         | 1922           | 4    | 4178     | N    | N           | 1965 26TH AV E       |
| 005      | 560500 | 0355  | 5/27/04   | \$560,000  | 1130               | 0             | 7         | 1938           | 4    | 6047     | N    | N           | 1863 E HAMLIN ST     |
| 005      | 871210 | 0105  | 11/29/05  | \$467,500  | 1140               | 0             | 7         | 1923           | 3    | 4635     | N    | N           | 2411 E BOSTON ST     |
| 005      | 678820 | 0760  | 5/28/04   | \$490,000  | 1170               | 620           | 7         | 1922           | 4    | 4000     | N    | N           | 2215 E CALHOUN ST    |
| 005      | 871210 | 0750  | 1/21/05   | \$503,700  | 1170               | 1080          | 7         | 1939           | 4    | 4250     | N    | N           | 1860 24TH AV E       |
| 005      | 871210 | 0750  | 5/30/03   | \$439,950  | 1170               | 1080          | 7         | 1939           | 4    | 4250     | N    | N           | 1860 24TH AV E       |
| 005      | 678820 | 0746  | 7/8/05    | \$539,000  | 1190               | 0             | 7         | 1916           | 4    | 4000     | N    | N           | 2207 E CALHOUN ST    |
| 005      | 678820 | 0660  | 6/30/05   | \$562,000  | 1220               | 200           | 7         | 1921           | 3    | 3800     | N    | N           | 1920 E MCGRAW ST     |
| 005      | 678820 | 0660  | 9/10/04   | \$460,000  | 1220               | 200           | 7         | 1921           | 3    | 3800     | N    | N           | 1920 E MCGRAW ST     |
| 005      | 871210 | 0775  | 3/27/03   | \$319,000  | 1220               | 0             | 7         | 1922           | 3    | 3825     | N    | N           | 1834 24TH AV E       |
| 005      | 678820 | 0285  | 10/12/04  | \$475,000  | 1260               | 1240          | 7         | 1922           | 3    | 6000     | N    | N           | 2215 E MILLER ST     |
| 005      | 678820 | 0825  | 4/26/05   | \$542,000  | 1270               | 0             | 7         | 1925           | 4    | 4000     | N    | N           | 2218 E MCGRAW ST     |
| 005      | 872210 | 0965  | 4/5/04    | \$615,000  | 1270               | 120           | 7         | 1914           | 5    | 6642     | N    | N           | 1958 BOYER AV E      |
| 005      | 678820 | 1050  | 7/27/04   | \$474,000  | 1280               | 440           | 7         | 1919           | 4    | 4000     | N    | N           | 2510 E MCGRAW ST     |
| 005      | 871210 | 0265  | 9/28/05   | \$555,000  | 1290               | 0             | 7         | 1918           | 4    | 4178     | N    | N           | 2014 25TH AV E       |
| 005      | 880590 | 0160  | 10/16/03  | \$421,180  | 1300               | 0             | 7         | 1925           | 3    | 3026     | N    | N           | 2556 24TH AV E       |
| 005      | 872210 | 0055  | 8/22/05   | \$525,000  | 1330               | 170           | 7         | 1914           | 3    | 4800     | N    | N           | 2051 24TH AV E       |
| 005      | 678820 | 0870  | 5/23/05   | \$525,000  | 1390               | 0             | 7         | 1922           | 3    | 5000     | N    | N           | 2415 E CALHOUN ST    |
| 005      | 871210 | 0270  | 4/5/04    | \$405,000  | 1390               | 100           | 7         | 1910           | 3    | 4178     | N    | N           | 2010 25TH AV E       |
| 005      | 880590 | 0225  | 2/25/05   | \$635,865  | 1390               | 860           | 7         | 1924           | 4    | 3000     | N    | N           | 2557 25TH AV E       |
| 005      | 872210 | 1000  | 10/17/05  | \$498,000  | 1400               | 120           | 7         | 1925           | 3    | 6324     | N    | N           | 1934 BOYER AV E      |
| 005      | 880590 | 0125  | 8/21/03   | \$525,000  | 1410               | 310           | 7         | 1937           | 4    | 4000     | N    | N           | 2421 E ROANOKE ST    |
| 005      | 359250 | 0345  | 10/12/04  | \$540,000  | 1460               | 0             | 7         | 1919           | 4    | 5502     | N    | N           | 2406 E INTERLAKEN BL |
| 005      | 871210 | 0815  | 3/19/03   | \$497,000  | 1490               | 400           | 7         | 1938           | 3    | 4250     | N    | N           | 1917 25TH AV E       |
| 005      | 872210 | 0810  | 3/25/03   | \$500,000  | 1500               | 200           | 7         | 1927           | 4    | 3433     | N    | N           | 1919 E BLAINE ST     |
| 005      | 872210 | 0040  | 5/19/05   | \$385,000  | 1560               | 0             | 7         | 1920           | 3    | 4920     | N    | N           | 2057 24TH AV E       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 005      | 880590 | 0245  | 7/1/05    | \$500,000  | 1590               | 0             | 7         | 1921           | 3    | 4192     | N    | N           | 2209 E ROANOKE ST    |
| 005      | 880590 | 0245  | 10/14/03  | \$445,000  | 1590               | 0             | 7         | 1921           | 3    | 4192     | N    | N           | 2209 E ROANOKE ST    |
| 005      | 871210 | 0060  | 1/24/05   | \$577,000  | 1640               | 0             | 7         | 1922           | 3    | 3280     | N    | N           | 2201 25TH AV E       |
| 005      | 678820 | 0535  | 11/19/03  | \$545,000  | 1650               | 0             | 7         | 1907           | 5    | 4000     | N    | N           | 1926 E CALHOUN ST    |
| 005      | 560500 | 0380  | 8/17/04   | \$709,000  | 1660               | 500           | 7         | 1941           | 4    | 6506     | N    | N           | 1885 E HAMLIN ST     |
| 005      | 871210 | 0525  | 11/13/03  | \$515,000  | 1690               | 0             | 7         | 1924           | 4    | 4178     | N    | N           | 1954 25TH AV E       |
| 005      | 872210 | 0985  | 8/12/04   | \$579,000  | 1700               | 0             | 7         | 1923           | 4    | 6476     | N    | N           | 1946 BOYER AV E      |
| 005      | 280460 | 0130  | 8/9/05    | \$535,000  | 1710               | 180           | 7         | 1927           | 4    | 3728     | N    | N           | 2523 ROYAL CT E      |
| 005      | 359250 | 0056  | 12/13/05  | \$659,000  | 1710               | 1020          | 7         | 1992           | 3    | 4800     | N    | N           | 1726 26TH AV E       |
| 005      | 678820 | 0176  | 8/16/04   | \$535,000  | 1710               | 0             | 7         | 1924           | 5    | 3300     | N    | N           | 2433 E MILLER ST     |
| 005      | 359250 | 0265  | 1/22/04   | \$465,000  | 1850               | 0             | 7         | 1922           | 3    | 6393     | N    | N           | 2134 E INTERLAKEN BL |
| 005      | 280410 | 0120  | 6/24/03   | \$485,000  | 1870               | 0             | 7         | 1926           | 3    | 4000     | N    | N           | 2428 E ROANOKE ST    |
| 005      | 678820 | 1400  | 8/12/04   | \$480,000  | 1940               | 0             | 7         | 1922           | 3    | 6000     | N    | N           | 2420 E LYNN ST       |
| 005      | 872210 | 0375  | 5/18/04   | \$546,462  | 1970               | 0             | 7         | 1912           | 4    | 4093     | N    | N           | 2221 22ND AV E       |
| 005      | 872210 | 1005  | 12/2/03   | \$557,000  | 1980               | 750           | 7         | 1924           | 4    | 6273     | N    | N           | 1930 BOYER AV E      |
| 005      | 872210 | 0060  | 12/5/03   | \$350,000  | 2220               | 360           | 7         | 1921           | 2    | 4800     | N    | N           | 2047 24TH AV E       |
| 005      | 880590 | 0165  | 8/9/04    | \$526,000  | 2230               | 700           | 7         | 1924           | 4    | 3150     | N    | N           | 2400 E LOUISA ST     |
| 005      | 678820 | 0876  | 3/27/03   | \$519,000  | 1000               | 0             | 8         | 1922           | 5    | 5000     | N    | N           | 2425 E CALHOUN ST    |
| 005      | 880590 | 0255  | 3/29/05   | \$400,000  | 1010               | 650           | 8         | 1951           | 3    | 4481     | N    | N           | 2571 E MONTLAKE PL E |
| 005      | 188000 | 0030  | 9/28/04   | \$454,000  | 1020               | 200           | 8         | 1947           | 3    | 6148     | N    | N           | 2164 BOYER AV E      |
| 005      | 678820 | 0306  | 11/22/04  | \$450,000  | 1080               | 0             | 8         | 1934           | 3    | 3600     | N    | N           | 2459 24TH AV E       |
| 005      | 678820 | 0932  | 6/26/03   | \$505,000  | 1100               | 100           | 8         | 1923           | 5    | 4000     | N    | N           | 2403 25TH AV E       |
| 005      | 359300 | 0023  | 5/20/05   | \$550,000  | 1178               | 100           | 8         | 1926           | 4    | 2994     | N    | N           | 1603 BOYER AV E      |
| 005      | 202504 | 9104  | 8/26/04   | \$598,000  | 1180               | 980           | 8         | 1924           | 4    | 3888     | Y    | N           | 2724 BOYER AV E      |
| 005      | 280410 | 0095  | 3/25/05   | \$649,000  | 1180               | 870           | 8         | 2001           | 3    | 3933     | N    | N           | 2225 E NORTH ST      |
| 005      | 280410 | 0095  | 8/27/03   | \$540,000  | 1180               | 870           | 8         | 2001           | 3    | 3933     | N    | N           | 2225 E NORTH ST      |
| 005      | 678820 | 0666  | 12/20/05  | \$565,420  | 1210               | 0             | 8         | 1919           | 5    | 3800     | N    | N           | 1928 E MCGRAW ST     |
| 005      | 678820 | 0666  | 6/25/04   | \$512,500  | 1210               | 0             | 8         | 1919           | 5    | 3800     | N    | N           | 1928 E MCGRAW ST     |
| 005      | 872210 | 0920  | 1/30/04   | \$490,000  | 1250               | 0             | 8         | 1925           | 3    | 3306     | N    | N           | 2026 BOYER AV E      |
| 005      | 880590 | 0445  | 11/13/03  | \$355,000  | 1250               | 530           | 8         | 1951           | 3    | 10800    | Y    | N           | 2575 W MONTLAKE PL E |
| 005      | 678820 | 0515  | 8/19/03   | \$459,000  | 1260               | 780           | 8         | 1927           | 4    | 2820     | Y    | N           | 2456 19TH AV E       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------------|
| 005      | 195220 | 0240  | 11/15/05  | \$898,000  | 1270               | 800           | 8         | 1910           | 5    | 13241    | Y    | N           | 2432 DELMAR DR E          |
| 005      | 880590 | 0320  | 12/21/04  | \$427,500  | 1270               | 480           | 8         | 1926           | 4    | 2512     | N    | N           | 2226 E LOUISA ST          |
| 005      | 872210 | 0915  | 6/13/03   | \$489,950  | 1290               | 0             | 8         | 1925           | 4    | 3332     | N    | N           | 2028 BOYER AV E           |
| 005      | 880590 | 0745  | 7/18/05   | \$557,000  | 1300               | 0             | 8         | 1922           | 4    | 3240     | N    | N           | 2507 22ND AV E            |
| 005      | 678820 | 0011  | 8/21/04   | \$540,000  | 1330               | 900           | 8         | 1922           | 4    | 4180     | N    | N           | 2507 E MILLER ST          |
| 005      | 678820 | 2245  | 4/28/03   | \$610,000  | 1340               | 830           | 8         | 1927           | 5    | 4000     | N    | N           | 1616 E MCGRAW ST          |
| 005      | 871210 | 0495  | 7/22/05   | \$755,000  | 1370               | 160           | 8         | 1910           | 4    | 4402     | N    | N           | 1912 26TH AV E            |
| 005      | 215890 | 0175  | 5/31/05   | \$660,000  | 1380               | 0             | 8         | 1927           | 3    | 3520     | N    | N           | 2010 E EATON PL           |
| 005      | 871210 | 0340  | 1/21/05   | \$577,000  | 1380               | 250           | 8         | 1912           | 4    | 4178     | N    | N           | 2047 26TH AV E            |
| 005      | 872210 | 0940  | 2/20/04   | \$435,000  | 1380               | 120           | 8         | 1925           | 3    | 3205     | N    | N           | 2008 BOYER AV E           |
| 005      | 872210 | 1045  | 5/19/04   | \$541,500  | 1380               | 0             | 8         | 1926           | 4    | 4062     | N    | N           | 2271 E HOWE ST            |
| 005      | 215890 | 0225  | 10/2/03   | \$465,000  | 1400               | 0             | 8         | 1931           | 4    | 3758     | N    | N           | 2005 E EATON PL           |
| 005      | 678820 | 0510  | 6/9/03    | \$463,000  | 1400               | 570           | 8         | 1926           | 4    | 2400     | N    | N           | 2461 20TH AV E            |
| 005      | 880590 | 0775  | 6/25/04   | \$525,000  | 1400               | 0             | 8         | 1925           | 4    | 3000     | N    | N           | 2213 E LOUISA ST          |
| 005      | 280460 | 0140  | 2/1/03    | \$565,000  | 1410               | 0             | 8         | 1927           | 4    | 3728     | N    | N           | 2528 ROYAL CT E           |
| 005      | 880590 | 0230  | 7/9/04    | \$575,000  | 1410               | 310           | 8         | 1922           | 5    | 3000     | N    | N           | 2553 25TH AV E            |
| 005      | 359250 | 0280  | 9/21/04   | \$532,000  | 1430               | 0             | 8         | 1923           | 3    | 5631     | N    | N           | 1859 BOYER AV E           |
| 005      | 871210 | 0690  | 7/7/05    | \$550,000  | 1440               | 0             | 8         | 1915           | 3    | 4178     | N    | N           | 1949 26TH AV E            |
| 005      | 872210 | 1135  | 2/5/04    | \$439,000  | 1440               | 0             | 8         | 1927           | 3    | 3899     | N    | N           | 2240 E BLAINE ST          |
| 005      | 212504 | 9107  | 6/18/05   | \$579,000  | 1470               | 100           | 8         | 1929           | 4    | 3700     | N    | N           | 2163 BOYER AV E           |
| 005      | 872210 | 0800  | 5/17/05   | \$640,000  | 1470               | 100           | 8         | 1927           | 4    | 3484     | N    | N           | 1913 E BLAINE ST          |
| 005      | 871210 | 0225  | 3/23/04   | \$440,000  | 1520               | 0             | 8         | 1912           | 3    | 4178     | N    | N           | 2216 25TH AV E            |
| 005      | 102800 | 0035  | 11/24/04  | \$630,000  | 1530               | 730           | 8         | 1925           | 5    | 4800     | N    | N           | 2127 BOYER AV E           |
| 005      | 280460 | 0015  | 3/2/05    | \$640,000  | 1530               | 0             | 8         | 1931           | 4    | 4435     | N    | N           | 2612 25TH AV E            |
| 005      | 880590 | 0695  | 10/4/04   | \$735,000  | 1530               | 0             | 8         | 1924           | 5    | 4000     | N    | N           | 2002 E MILLER ST          |
| 005      | 678820 | 0355  | 1/13/04   | \$480,000  | 1550               | 500           | 8         | 1925           | 4    | 4000     | N    | N           | 2228 E CALHOUN ST         |
| 005      | 872210 | 0470  | 7/16/04   | \$629,500  | 1550               | 500           | 8         | 1919           | 3    | 5885     | N    | N           | 2019 E NEWTON ST          |
| 005      | 872210 | 0700  | 5/30/03   | \$615,000  | 1550               | 870           | 8         | 1926           | 4    | 3938     | N    | N           | 1924 E BLAINE ST          |
| 005      | 880590 | 0050  | 8/9/04    | \$594,795  | 1550               | 400           | 8         | 1925           | 4    | 4500     | N    | N           | 2227 LAKE WASHINGTON BL E |
| 005      | 678820 | 1370  | 12/1/04   | \$507,500  | 1570               | 0             | 8         | 1929           | 3    | 5000     | N    | N           | 2427 E MCGRAW ST          |
| 005      | 359250 | 0035  | 1/15/03   | \$552,000  | 1590               | 0             | 8         | 1923           | 4    | 4800     | N    | N           | 1738 26TH AV E            |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 005      | 678820 | 1240  | 9/8/05    | \$869,000  | 1590               | 0             | 8         | 1925           | 5    | 6000     | N    | N           | 2525 E MCGRAW ST     |
| 005      | 678820 | 1240  | 3/29/04   | \$736,230  | 1590               | 0             | 8         | 1925           | 5    | 6000     | N    | N           | 2525 E MCGRAW ST     |
| 005      | 560500 | 0075  | 8/23/05   | \$920,000  | 1600               | 0             | 8         | 1916           | 4    | 6050     | N    | N           | 1876 E SHELBY ST     |
| 005      | 678820 | 1060  | 1/26/05   | \$550,000  | 1600               | 440           | 8         | 1922           | 4    | 4000     | N    | N           | 2518 E MCGRAW ST     |
| 005      | 280460 | 0075  | 11/12/04  | \$685,000  | 1640               | 390           | 8         | 2004           | 3    | 3249     | N    | N           | 2552 E ROANOKE ST    |
| 005      | 678820 | 0340  | 7/19/05   | \$769,000  | 1650               | 800           | 8         | 1925           | 4    | 4000     | N    | N           | 2220 E CALHOUN ST    |
| 005      | 872210 | 0830  | 10/6/03   | \$629,000  | 1650               | 900           | 8         | 1926           | 5    | 3332     | N    | N           | 1933 E BLAINE ST     |
| 005      | 280460 | 0120  | 8/27/03   | \$559,000  | 1660               | 0             | 8         | 1927           | 3    | 3728     | N    | N           | 2531 ROYAL CT E      |
| 005      | 880590 | 0470  | 8/8/05    | \$600,000  | 1660               | 100           | 8         | 1936           | 3    | 5862     | N    | N           | 2553 W MONTLAKE PL E |
| 005      | 880590 | 0710  | 1/16/04   | \$600,000  | 1670               | 0             | 8         | 1924           | 5    | 4000     | N    | N           | 2012 E MILLER ST     |
| 005      | 872210 | 0195  | 9/20/04   | \$525,000  | 1690               | 0             | 8         | 1927           | 4    | 4800     | Y    | N           | 2026 23RD AV E       |
| 005      | 195220 | 0430  | 4/7/03    | \$590,000  | 1700               | 410           | 8         | 1928           | 5    | 4299     | Y    | N           | 2344 DELMAR DR E     |
| 005      | 280460 | 0115  | 12/8/03   | \$569,250  | 1700               | 0             | 8         | 1926           | 3    | 3728     | N    | N           | 2535 ROYAL CT E      |
| 005      | 280460 | 0160  | 4/21/05   | \$575,000  | 1700               | 200           | 8         | 1928           | 3    | 3728     | N    | N           | 2559 E ROANOKE ST    |
| 005      | 880590 | 0595  | 7/18/03   | \$517,000  | 1700               | 0             | 8         | 1929           | 3    | 3200     | N    | N           | 2505 20TH AV E       |
| 005      | 678820 | 1740  | 6/17/04   | \$627,000  | 1710               | 400           | 8         | 1924           | 5    | 4000     | N    | N           | 1902 E LYNN ST       |
| 005      | 678820 | 0466  | 1/23/03   | \$687,000  | 1720               | 400           | 8         | 1927           | 4    | 7500     | N    | N           | 2026 E CALHOUN ST    |
| 005      | 678820 | 1001  | 8/23/04   | \$653,000  | 1720               | 0             | 8         | 1922           | 5    | 4000     | N    | N           | 2505 E CALHOUN ST    |
| 005      | 871210 | 0705  | 5/22/03   | \$689,000  | 1740               | 200           | 8         | 1923           | 5    | 4178     | N    | N           | 1961 26TH AV E       |
| 005      | 280410 | 0125  | 8/11/03   | \$545,000  | 1750               | 420           | 8         | 1926           | 4    | 4000     | N    | N           | 2432 E ROANOKE ST    |
| 005      | 359250 | 0091  | 6/23/05   | \$649,000  | 1770               | 800           | 8         | 1925           | 4    | 4406     | N    | N           | 1726 BOYER AV E      |
| 005      | 871210 | 0145  | 9/22/03   | \$435,000  | 1780               | 0             | 8         | 1911           | 4    | 5900     | N    | N           | 2006 24TH AV E       |
| 005      | 880590 | 0565  | 4/21/03   | \$493,000  | 1780               | 200           | 8         | 1930           | 4    | 3655     | N    | N           | 2510 W MONTLAKE PL E |
| 005      | 872210 | 0690  | 5/30/05   | \$884,950  | 1810               | 280           | 8         | 1926           | 5    | 4002     | N    | N           | 1920 E BLAINE ST     |
| 005      | 872210 | 0735  | 6/26/03   | \$499,000  | 1840               | 0             | 8         | 1926           | 3    | 7023     | N    | N           | 1946 E BLAINE ST     |
| 005      | 880590 | 0915  | 3/3/05    | \$587,500  | 1850               | 0             | 8         | 1921           | 4    | 4000     | N    | N           | 2502 24TH AV E       |
| 005      | 215890 | 0075  | 12/3/03   | \$553,000  | 1900               | 0             | 8         | 1930           | 4    | 4000     | N    | N           | 2009 BOYER AV E      |
| 005      | 560500 | 0220  | 10/12/04  | \$635,000  | 1930               | 0             | 8         | 1923           | 3    | 5450     | N    | N           | 1876 E HAMLIN ST     |
| 005      | 678820 | 0765  | 11/13/03  | \$449,900  | 1960               | 0             | 8         | 1910           | 3    | 4500     | N    | N           | 2219 E CALHOUN ST    |
| 005      | 195970 | 2955  | 3/4/05    | \$898,000  | 2000               | 900           | 8         | 2004           | 3    | 5500     | Y    | N           | 3142 FUHRMAN AV E    |
| 005      | 871210 | 0325  | 4/28/04   | \$590,000  | 2050               | 0             | 8         | 1929           | 4    | 4178     | N    | N           | 2035 26TH AV E       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------------|
| 005      | 280460 | 0095  | 3/29/05   | \$880,000  | 2080               | 910           | 8         | 1926           | 5    | 3728     | N    | N           | 2556 25TH AV E            |
| 005      | 215890 | 0120  | 1/12/04   | \$663,000  | 2100               | 0             | 8         | 1929           | 4    | 4320     | N    | N           | 1904 21ST AV E            |
| 005      | 880590 | 0780  | 4/7/04    | \$605,000  | 2100               | 0             | 8         | 1922           | 4    | 5000     | N    | N           | 2217 E LOUISA ST          |
| 005      | 359250 | 0340  | 7/23/04   | \$610,000  | 2120               | 400           | 8         | 1916           | 3    | 4643     | N    | N           | 2410 E INTERLAKEN BL      |
| 005      | 280460 | 0020  | 5/29/03   | \$595,000  | 2130               | 1030          | 8         | 1926           | 4    | 4109     | N    | N           | 2611 ROYAL CT E           |
| 005      | 560500 | 0245  | 2/21/05   | \$798,000  | 2140               | 400           | 8         | 1929           | 4    | 5450     | N    | N           | 1852 E HAMLIN ST          |
| 005      | 872210 | 0305  | 7/21/04   | \$800,000  | 2140               | 0             | 8         | 1926           | 5    | 3562     | N    | N           | 2200 E NEWTON ST          |
| 005      | 280460 | 0136  | 8/7/03    | \$515,000  | 2160               | 0             | 8         | 1927           | 4    | 3856     | N    | N           | 2525 26TH AV E            |
| 005      | 560500 | 0375  | 10/25/05  | \$985,000  | 2240               | 890           | 8         | 1919           | 5    | 6047     | N    | N           | 1879 E HAMLIN ST          |
| 005      | 872210 | 0090  | 11/15/05  | \$649,000  | 2250               | 1270          | 8         | 1921           | 5    | 4530     | N    | N           | 2025 24TH AV E            |
| 005      | 560500 | 0575  | 10/5/04   | \$950,000  | 2360               | 1300          | 8         | 1924           | 5    | 5429     | N    | N           | 2110 E HAMLIN ST          |
| 005      | 871210 | 0380  | 3/18/03   | \$670,000  | 2380               | 0             | 8         | 1924           | 4    | 4414     | N    | N           | 2026 26TH AV E            |
| 005      | 872210 | 1265  | 3/9/05    | \$715,000  | 2400               | 180           | 8         | 1913           | 3    | 4740     | N    | N           | 1831 23RD AV E            |
| 005      | 678820 | 1596  | 10/10/05  | \$920,000  | 2480               | 0             | 8         | 1912           | 4    | 7200     | N    | N           | 2317 22ND AV E            |
| 005      | 678820 | 2175  | 6/28/05   | \$855,000  | 2480               | 420           | 8         | 1940           | 3    | 5200     | N    | N           | 1611 E CALHOUN ST         |
| 005      | 880590 | 0405  | 9/8/05    | \$736,000  | 2580               | 390           | 8         | 1925           | 3    | 6000     | N    | N           | 2008 E LOUISA ST          |
| 005      | 871210 | 0350  | 6/22/05   | \$755,000  | 2700               | 0             | 8         | 1925           | 5    | 5164     | N    | N           | 2605 E LYNN ST            |
| 005      | 872210 | 1205  | 10/7/03   | \$820,000  | 3450               | 0             | 8         | 1921           | 2    | 10123    | Y    | N           | 1871 23RD AV E            |
| 005      | 678820 | 1910  | 5/11/04   | \$499,550  | 630                | 630           | 9         | 1965           | 4    | 6000     | Y    | N           | 2401 19TH AV E            |
| 005      | 280410 | 0050  | 6/3/05    | \$724,950  | 1290               | 170           | 9         | 1926           | 5    | 4000     | N    | N           | 2404 E ROANOKE ST         |
| 005      | 195220 | 0190  | 4/28/03   | \$470,000  | 1350               | 730           | 9         | 1986           | 3    | 5475     | Y    | N           | 2505 BOYER AV E           |
| 005      | 880590 | 0520  | 1/21/04   | \$400,000  | 1510               | 0             | 9         | 1931           | 3    | 3612     | Y    | N           | 2501 W MONTLAKE PL E      |
| 005      | 215890 | 0145  | 12/13/05  | \$650,000  | 1540               | 610           | 9         | 1928           | 4    | 3600     | N    | N           | 2033 BOYER AV E           |
| 005      | 215890 | 0145  | 8/9/04    | \$600,500  | 1540               | 610           | 9         | 1928           | 4    | 3600     | N    | N           | 2033 BOYER AV E           |
| 005      | 678820 | 1990  | 9/2/04    | \$550,000  | 1570               | 0             | 9         | 1930           | 4    | 4400     | N    | N           | 1814 E LYNN ST            |
| 005      | 872210 | 0600  | 8/19/04   | \$560,000  | 1640               | 560           | 9         | 1990           | 3    | 3502     | N    | N           | 2216 19TH AV E            |
| 005      | 880590 | 0510  | 9/28/05   | \$610,000  | 1660               | 0             | 9         | 1929           | 3    | 3860     | Y    | N           | 2507 W MONTLAKE PL E      |
| 005      | 880590 | 1055  | 3/23/04   | \$615,000  | 1680               | 910           | 9         | 1927           | 4    | 5123     | N    | N           | 2465 LAKE WASHINGTON BL E |
| 005      | 872210 | 0845  | 10/29/05  | \$839,950  | 1700               | 680           | 9         | 1926           | 5    | 3256     | N    | N           | 1945 E BLAINE ST          |
| 005      | 871210 | 0180  | 8/9/04    | \$825,000  | 1740               | 820           | 9         | 1914           | 5    | 3988     | N    | N           | 2011 25TH AV E            |
| 005      | 871210 | 0180  | 12/30/05  | \$821,000  | 1740               | 820           | 9         | 1914           | 5    | 3988     | N    | N           | 2011 25TH AV E            |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address             |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------------|
| 005      | 560440 | 0020  | 8/12/05   | \$719,000   | 1790               | 890           | 9         | 1980           | 3    | 8500     | Y    | N           | 2016 18TH AV E            |
| 005      | 195220 | 0245  | 4/28/05   | \$530,000   | 1810               | 450           | 9         | 1951           | 4    | 3999     | Y    | N           | 2436 DELMAR DR E          |
| 005      | 280460 | 0155  | 4/14/04   | \$675,000   | 1820               | 180           | 9         | 1926           | 4    | 3728     | N    | N           | 2555 E ROANOKE ST         |
| 005      | 872210 | 0785  | 8/26/03   | \$563,700   | 1820               | 200           | 9         | 1932           | 3    | 6060     | N    | N           | 1905 E BLAINE ST          |
| 005      | 871210 | 0575  | 10/4/05   | \$803,000   | 1840               | 910           | 9         | 2005           | 3    | 5589     | N    | N           | 1916 25TH AV E            |
| 005      | 678820 | 1971  | 4/8/03    | \$585,000   | 1850               | 800           | 9         | 1930           | 4    | 4400     | N    | N           | 1806 E LYNN ST            |
| 005      | 678820 | 0435  | 9/27/05   | \$995,000   | 1860               | 0             | 9         | 1927           | 5    | 4500     | N    | N           | 2002 E CALHOUN ST         |
| 005      | 678820 | 1641  | 6/10/04   | \$804,000   | 1910               | 910           | 9         | 1921           | 5    | 4000     | N    | N           | 2024 E LYNN ST            |
| 005      | 872210 | 1245  | 4/30/04   | \$880,000   | 1910               | 300           | 9         | 1922           | 5    | 5166     | Y    | N           | 1849 23RD AV E            |
| 005      | 678820 | 1640  | 6/11/04   | \$889,000   | 1940               | 860           | 9         | 1916           | 5    | 4000     | N    | N           | 2020 E LYNN ST            |
| 005      | 560500 | 0155  | 12/9/05   | \$910,000   | 2000               | 390           | 9         | 1927           | 4    | 5450     | N    | N           | 1855 E SHELBY ST          |
| 005      | 560500 | 0155  | 5/24/04   | \$851,000   | 2000               | 390           | 9         | 1927           | 4    | 5450     | N    | N           | 1855 E SHELBY ST          |
| 005      | 872210 | 0365  | 8/13/04   | \$790,000   | 2000               | 680           | 9         | 1926           | 5    | 4118     | N    | N           | 2229 22ND AV E            |
| 005      | 872210 | 1150  | 4/25/05   | \$790,000   | 2020               | 920           | 9         | 1927           | 4    | 3100     | N    | N           | 2102 22ND AV E            |
| 005      | 560500 | 0540  | 8/6/04    | \$869,000   | 2040               | 290           | 9         | 1920           | 4    | 5450     | N    | N           | 2146 E HAMLIN ST          |
| 005      | 560500 | 0300  | 10/13/04  | \$875,000   | 2050               | 900           | 9         | 1915           | 4    | 4500     | Y    | N           | 2810 W PARK DR E          |
| 005      | 880590 | 1065  | 8/12/03   | \$639,000   | 2090               | 200           | 9         | 1930           | 5    | 6143     | N    | N           | 2437 LAKE WASHINGTON BL E |
| 005      | 195220 | 0175  | 7/21/03   | \$598,000   | 2300               | 0             | 9         | 1987           | 3    | 4553     | Y    | N           | 2523 BOYER AV E           |
| 005      | 560500 | 0015  | 12/7/04   | \$1,340,000 | 2380               | 0             | 9         | 1926           | 5    | 6050     | Y    | N           | 1818 E SHELBY ST          |
| 005      | 560500 | 0255  | 6/16/05   | \$882,500   | 2390               | 0             | 9         | 1995           | 3    | 5450     | N    | N           | 1840 E HAMLIN ST          |
| 005      | 359250 | 0275  | 11/30/04  | \$850,000   | 2560               | 270           | 9         | 1927           | 3    | 5822     | N    | N           | 1855 BOYER AV E           |
| 005      | 560500 | 0510  | 10/29/03  | \$814,500   | 2600               | 0             | 9         | 1970           | 3    | 5364     | N    | N           | 2153 E SHELBY ST          |
| 005      | 195220 | 0491  | 6/30/04   | \$920,000   | 2700               | 750           | 9         | 1992           | 3    | 7600     | N    | N           | 2310 14TH AV E            |
| 005      | 678820 | 1935  | 10/28/05  | \$730,000   | 2830               | 460           | 9         | 1947           | 4    | 6000     | N    | N           | 2316 18TH AV E            |
| 005      | 872210 | 0125  | 9/9/04    | \$855,000   | 2990               | 1690          | 9         | 1922           | 5    | 4400     | N    | N           | 2304 E NEWTON ST          |
| 005      | 871210 | 0585  | 10/25/04  | \$1,130,000 | 1650               | 980           | 10        | 2002           | 3    | 4857     | N    | N           | 1910 25TH AV E            |
| 005      | 102900 | 0020  | 10/18/05  | \$940,000   | 1790               | 810           | 10        | 1969           | 4    | 4952     | N    | N           | 2222 16TH AV E            |
| 005      | 560500 | 0105  | 9/23/03   | \$980,000   | 2180               | 310           | 10        | 1926           | 4    | 5310     | Y    | N           | 2814 W PARK DR E          |
| 005      | 195220 | 0385  | 5/22/03   | \$915,000   | 2530               | 0             | 10        | 1936           | 5    | 12560    | Y    | N           | 2328 DELMAR DR E          |
| 005      | 871210 | 0790  | 10/21/04  | \$675,000   | 2550               | 0             | 10        | 1910           | 3    | 5055     | N    | N           | 1824 24TH AV E            |
| 005      | 880590 | 0065  | 3/18/04   | \$1,025,000 | 3590               | 700           | 10        | 1927           | 5    | 7019     | N    | N           | 2231 LAKE WASHINGTON BL E |

***Improved Sales Used in this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 005      | 359250 | 0250  | 11/16/05  | \$925,000  | 3680               | 0             | 10        | 1919           | 3    | 7800     | N    | N           | 2150 E INTERLAKEN BL |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|--------|-------|-----------|-------------|--|
| 003      | 116900 | 0015  | 12/3/03   | \$1,865,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 116900 | 0185  | 7/16/04   | \$750,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133630 | 0120  | 6/23/03   | \$898,250   | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 003      | 133630 | 0350  | 2/20/03   | \$312,500   | PARTIAL INTEREST (103, 102, Etc.) DORRatio         |
| 003      | 133680 | 0295  | 5/1/03    | \$1,375,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133680 | 0325  | 1/28/03   | \$745,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133680 | 0330  | 1/14/03   | \$650,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133680 | 0355  | 10/29/04  | \$560,000   | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 003      | 133680 | 0445  | 4/19/04   | \$699,000   | DOR RATIO  |
| 003      | 133680 | 0865  | 6/14/04   | \$585,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133680 | 1005  | 2/10/03   | \$841,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133680 | 1005  | 3/10/05   | \$925,000   | RELOCATION - SALE BY SERVICE                       |
| 003      | 133680 | 1005  | 3/3/05    | \$925,000   | RELOCATION - SALE TO SERVICE                       |
| 003      | 133730 | 0155  | 5/21/04   | \$594,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133780 | 0005  | 11/18/04  | \$780,000   | FORCED SALE  |
| 003      | 133780 | 0055  | 4/21/03   | \$325,000   | PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEI    |
| 003      | 133780 | 0075  | 1/3/05    | \$499,500   | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE        |
| 003      | 133780 | 0315  | 8/23/04   | \$1,227,500 | OBSOL  |
| 003      | 133780 | 0420  | 6/17/03   | \$700,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133780 | 0430  | 8/3/04    | \$400,000   | QUIT CLAIM DEED; PARTIAL INTEREST; AND             |
| 003      | 133780 | 0505  | 2/18/04   | \$284,552   | QUIT CLAIM DEED; PARTIAL INTEREST; AND             |
| 003      | 133780 | 0630  | 7/25/05   | \$1,325,000 | ACTIVE PERMIT AFTER SALE>25K                       |
| 003      | 133780 | 0745  | 10/27/04  | \$470,000   | OBSOL  |
| 003      | 133780 | 0750  | 6/8/04    | \$750,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133780 | 1075  | 6/4/04    | \$515,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133780 | 1090  | 6/23/04   | \$1,125,000 | IMP COUNT  |
| 003      | 133780 | 1090  | 4/9/04    | \$1,125,000 | IMP COUNT;RELOCATION - SALE TO SERVICE             |
| 003      | 133780 | 1255  | 1/30/03   | \$530,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133780 | 1310  | 3/3/03    | \$1,250,000 | OBSOL  |
| 003      | 133830 | 0120  | 8/11/04   | \$1,440,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133830 | 0145  | 6/25/03   | \$910,000   | NO MARKET EXPOSURE                                 |
| 003      | 133830 | 0325  | 11/18/03  | \$1,275,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133830 | 0465  | 12/9/04   | \$1,040,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133860 | 0020  | 7/22/04   | \$715,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133860 | 0025  | 7/29/04   | \$735,000   | OBSOL  |
| 003      | 133860 | 0055  | 5/10/05   | \$835,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE; &         |
| 003      | 133860 | 0060  | 4/28/04   | \$610,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133860 | 0185  | 7/19/05   | \$562,500   | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 003      | 133860 | 0260  | 3/18/03   | \$755,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133860 | 0280  | 1/19/05   | \$975,000   | DIAGNOSTIC OUTLIER                                 |
| 003      | 133880 | 0065  | 2/17/04   | \$567,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &          |
| 003      | 133880 | 0100  | 11/10/04  | \$602,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133880 | 0420  | 1/30/03   | \$1,425,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133880 | 0885  | 8/20/04   | \$369,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 003      | 133930 | 0075  | 7/22/04   | \$863,325   | IMP. CHARACTERISTICS CHANGED SINCE SALE            |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                      |
|----------|--------|-------|-----------|-------------|---|
| 003      | 134230 | 0175  | 8/19/03   | \$750,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 134230 | 0280  | 6/5/03    | \$455,000   | NON-REPRESENTATIVE SALE                       |
| 003      | 191210 | 0355  | 2/26/03   | \$690,000   | TENANT  |
| 003      | 195970 | 0520  | 12/12/05  | \$1,250,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 195970 | 0540  | 7/1/05    | \$889,500   | DIAGNOSTIC OUTLIER                            |
| 003      | 195970 | 0750  | 2/22/05   | \$1,080,000 | UnFinArea                                     |
| 003      | 195970 | 0820  | 8/5/05    | \$1,460,000 | DIAGNOSTIC OUTLIER                            |
| 003      | 195970 | 1665  | 7/7/03    | \$1,350,000 | NO MARKET EXPOSURE                            |
| 003      | 195970 | 1800  | 6/28/04   | \$1,285,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 195970 | 1815  | 9/8/05    | \$1,090,000 | DIAGNOSTIC OUTLIER                            |
| 003      | 195970 | 2290  | 1/3/05    | \$600,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 195970 | 2300  | 4/15/04   | \$479,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 196220 | 0035  | 12/15/03  | \$439,500   | TEAR DOWN; SEGREGATION AND/OR MERGER          |
| 003      | 196220 | 0045  | 8/17/04   | \$530,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &     |
| 003      | 196220 | 0110  | 5/31/05   | \$300,000   | NO MARKET EXPOSURE                            |
| 003      | 196220 | 0280  | 10/11/05  | \$515,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 196220 | 0385  | 7/28/04   | \$420,000   | NO MARKET EXPOSURE                            |
| 003      | 196220 | 0415  | 1/13/03   | \$289,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &     |
| 003      | 196220 | 0415  | 3/8/04    | \$228,294   | QUIT CLAIM DEED; AND OTHER WARNINGS           |
| 003      | 196220 | 0445  | 8/25/03   | \$130,000   | QUIT CLAIM DEED; AND OTHER WARNINGS           |
| 003      | 212504 | 9030  | 1/8/04    | \$2,000,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 212504 | 9030  | 1/21/03   | \$1,300,000 | STATEMENT TO DOR; DORRATIO                    |
| 003      | 216390 | 1580  | 7/1/05    | \$1,900,000 | OBSOL   |
| 003      | 220750 | 0305  | 1/19/05   | \$89,944    | QUIT CLAIM DEED; AND OTHER WARNINGS           |
| 003      | 220750 | 0368  | 6/28/05   | \$825,000   | DIAGNOSTIC OUTLIER                            |
| 003      | 220750 | 0480  | 9/19/03   | \$1,000,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 220750 | 0485  | 11/14/03  | \$355,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 220750 | 0580  | 4/1/05    | \$510,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 220750 | 0655  | 2/22/03   | \$1,350,000 | UNFIN AREA                                    |
| 003      | 220750 | 0690  | 8/19/05   | \$525,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 220750 | 0760  | 8/17/05   | \$671,700   | CORPORATE AFFILIATES; PARTIAL INTEREST Etc.   |
| 003      | 312820 | 0085  | 7/24/04   | \$1,150,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 359250 | 0412  | 12/11/03  | \$427,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol |
| 003      | 359250 | 0516  | 2/23/05   | \$435,000   | DIAGNOSTIC OUTLIER                            |
| 003      | 359250 | 0532  | 11/3/03   | \$731,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 359250 | 0570  | 8/17/03   | \$482,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &     |
| 003      | 359250 | 0651  | 6/27/05   | \$1,600,000 | DIAGNOSTIC OUTLIER                            |
| 003      | 359250 | 0705  | 6/1/04    | \$525,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 359250 | 0711  | 8/5/03    | \$689,950   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 359250 | 0725  | 9/28/05   | \$805,000   | DIAGNOSTIC OUTLIER                            |
| 003      | 359250 | 0745  | 8/15/03   | \$648,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 359250 | 0755  | 2/20/03   | \$570,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 359250 | 0770  | 6/24/04   | \$755,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &     |
| 003      | 359250 | 0986  | 4/1/03    | \$623,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 359250 | 1011  | 8/25/03   | \$610,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                      |
|----------|--------|-------|-----------|-------------|---|
| 003      | 372080 | 0100  | 11/3/03   | \$648,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 442310 | 0070  | 12/29/03  | \$1,200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 553510 | 0335  | 11/4/03   | \$189,331   | RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO  |
| 003      | 630640 | 0130  | 9/22/03   | \$850,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 669950 | 0060  | 2/18/03   | \$367,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR & |
| 003      | 669950 | 0060  | 2/18/03   | \$367,500   | QUIT CLAIM DEED; DOR RATIO                    |
| 003      | 669950 | 0130  | 11/30/05  | \$444,850   | QUIT CLAIM DEED AND OTHER WARNINGS            |
| 003      | 674270 | 0120  | 4/8/03    | \$885,000   | FORCED SALE                                   |
| 003      | 674270 | 0120  | 4/1/04    | \$932,500   | RELOCATION - SALE TO SERVICE                  |
| 003      | 674270 | 0135  | 12/3/04   | \$1,100,000 | OBSOL   |
| 003      | 674270 | 0250  | 4/28/03   | \$266,667   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 676270 | 0206  | 10/8/03   | \$610,000   | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 676270 | 0545  | 4/18/03   | \$680,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 676270 | 0635  | 12/13/04  | \$2,200,000 | NO MARKET EXPOSURE                            |
| 003      | 676270 | 0695  | 8/7/03    | \$1,838,000 | IMP COUNT; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 003      | 676270 | 0735  | 3/18/03   | \$419,950   | DIAGNOSTIC OUTLIER                            |
| 003      | 867090 | 0150  | 2/9/04    | \$515,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 867090 | 0165  | 9/13/05   | \$1,050,000 | DIAGNOSTIC OUTLIER                            |
| 003      | 867090 | 0216  | 5/26/05   | \$740,000   | RELATED PARTY, FRIEND, OR NEIGHBOR &          |
| 003      | 939070 | 0140  | 3/8/05    | \$550,000   | DIAGNOSTIC OUTLIER                            |
| 003      | 948870 | 0106  | 6/17/03   | \$750,000   | NO MARKET EXPOSURE                            |
| 003      | 983120 | 0520  | 2/6/03    | \$719,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 983120 | 0545  | 3/2/05    | \$318,000   | PARTIAL INTEREST AND OTHER WARNINGS           |
| 003      | 983120 | 0555  | 2/9/04    | \$674,500   | UNFINAREA                                     |
| 003      | 983120 | 0560  | 11/26/03  | \$605,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 003      | 983120 | 0600  | 3/15/03   | \$525,000   | NO MARKET EXPOSURE                            |
| 005      | 026000 | 0040  | 7/11/03   | \$440,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 005      | 102800 | 0025  | 3/18/04   | \$408,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 195220 | 0255  | 4/21/03   | \$412,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 195220 | 0480  | 5/13/03   | \$579,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 195970 | 2030  | 6/24/03   | \$890,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 195970 | 2960  | 11/11/04  | \$586,500   | UNFINAREA                                     |
| 005      | 195970 | 2960  | 11/6/04   | \$586,500   | RELOCATION - SALE BY SERVICE UnFinArea        |
| 005      | 195970 | 2995  | 4/27/05   | \$1,059,000 | DIAGNOSTIC OUTLIER                            |
| 005      | 212504 | 9122  | 6/22/05   | \$248,240   | QUIT CLAIM DEED AND OTHER WARNINGS            |
| 005      | 215890 | 0025  | 6/11/03   | \$500,000   | NON-REPRESENTATIVE SALE                       |
| 005      | 215890 | 0050  | 9/15/05   | \$549,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 005      | 280410 | 0050  | 8/18/04   | \$420,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 280460 | 0075  | 6/13/03   | \$349,950   | IMP. CHARACTERISTICS CHANGED SINCE SALE &     |
| 005      | 359250 | 0200  | 8/11/04   | \$799,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 359250 | 0215  | 12/11/03  | \$390,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 005      | 359300 | 0006  | 2/11/03   | \$400,000   | DIAGNOSTIC OUTLIER                            |
| 005      | 560440 | 0040  | 10/7/05   | \$20,000    | EASEMENT OR RIGHT-OF-WAY &                    |
| 005      | 560500 | 0010  | 1/22/04   | \$826,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &     |
| 005      | 560500 | 0025  | 12/1/03   | \$822,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE       |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                    |
|----------|--------|-------|-----------|-------------|---|
| 005      | 560500 | 0230  | 8/19/03   | \$450,000   | OBSOL                                       |
| 005      | 560500 | 0350  | 3/6/03    | \$645,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 560500 | 0395  | 11/12/04  | \$466,622   | NO MARKET EXPOSUR &                         |
| 005      | 560500 | 0543  | 12/14/04  | \$1,065,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 560500 | 0543  | 12/3/03   | \$435,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &   |
| 005      | 678820 | 0165  | 9/1/05    | \$770,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 678820 | 0185  | 2/3/04    | \$357,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 0205  | 9/10/04   | \$500,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 0450  | 2/5/03    | \$440,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 0615  | 5/6/04    | \$394,500   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005      | 678820 | 0875  | 2/6/04    | \$417,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 1271  | 2/18/04   | \$605,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 1426  | 8/4/04    | \$495,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &   |
| 005      | 678820 | 1845  | 6/15/04   | \$510,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 2225  | 6/29/04   | \$625,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &   |
| 005      | 678820 | 2245  | 4/28/03   | \$610,000   | RELOCATION - SALE TO SERVICE                |
| 005      | 678820 | 2251  | 8/19/04   | \$535,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 678820 | 3015  | 12/15/03  | \$525,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 871210 | 0255  | 5/30/04   | \$188,456   | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio  |
| 005      | 871210 | 0360  | 4/30/04   | \$506,300   | NO MARKET EXPOSURE                          |
| 005      | 871210 | 0555  | 8/9/04    | \$560,000   | NO MARKET EXPOSURE                          |
| 005      | 871210 | 0575  | 8/6/04    | \$450,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE &   |
| 005      | 871210 | 0670  | 9/24/03   | \$680,900   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 871210 | 0865  | 7/1/04    | \$640,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 872210 | 0010  | 4/28/03   | \$148,000   | RELATED PARTY, FRIEND, OR NEIGHBOR &        |
| 005      | 872210 | 0030  | 1/3/03    | \$285,000   | NO MARKET EXPOSURE                          |
| 005      | 872210 | 0070  | 11/18/05  | \$583,150   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 005      | 872210 | 0085  | 11/28/05  | \$540,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005      | 872210 | 0090  | 1/26/04   | \$347,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE &   |
| 005      | 872210 | 0155  | 5/17/03   | \$640,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 872210 | 0325  | 4/4/05    | \$875,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 872210 | 0395  | 4/4/03    | \$630,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 872210 | 0690  | 12/10/04  | \$508,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 005      | 872210 | 0755  | 4/19/05   | \$587,000   | 1031 TRADE                                  |
| 005      | 872210 | 0835  | 2/6/03    | \$608,000   | UNFINAREA                                   |
| 005      | 872210 | 0885  | 3/13/03   | \$369,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 872210 | 0920  | 7/22/03   | \$313,600   | NO MARKET EXPOSURE                          |
| 005      | 872210 | 0940  | 6/23/03   | \$165,873   | RELATED PARTY, FRIEND, OR NEIGHBOR &        |
| 005      | 872210 | 0955  | 9/23/03   | \$537,500   | NO MARKET EXPOSURE                          |
| 005      | 872210 | 0980  | 5/21/03   | \$555,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 872210 | 1175  | 4/10/03   | \$871,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 872210 | 1340  | 11/8/05   | \$340,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 880590 | 0295  | 10/29/04  | \$530,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 005      | 880590 | 0570  | 5/26/05   | \$785,000   | DIAGNOSTIC OUTLIER                          |
| 005      | 880590 | 0695  | 5/12/04   | \$500,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE     |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 13**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments           |
|----------|--------|-------|-----------|------------|--------------------|
| 005      | 880590 | 0755  | 5/17/04   | \$719,000  | DIAGNOSTIC OUTLIER |
| 005      | 880590 | 1000  | 5/27/05   | \$460,000  | DIAGNOSTIC OUTLIER |

***Vacant Sales Used in this Annual Update Analysis***  
**Area 13**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 3               | 196220       | 0250         | 6/3/04           | 245000            | 3698            | Y           | N                  |
| 3               | 220750       | 0875         | 4/28/05          | 400000            | 4000            | Y           | N                  |
| 3               | 669950       | 0080         | 7/21/05          | 355000            | 2925            | Y           | N                  |

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 13**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                            |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 3               | 553460       | 0010         | 1/15/03          | 10000             | RELATED PARTY, FRIEND, OR NEIGHBOR;        |
| 3               | 553460       | 0010         | 7/20/04          | 40000             | QUIT CLAIM DEED;                           |
| 3               | 939070       | 0130         | 5/12/04          | 389674            | CORPORATE AFFILIATES; MULTI-PARCEL SALE;   |
| 5               | 195220       | 0160         | 3/27/04          | 85000             | NO MARKET EXPOSURE;                        |
| 5               | 195220       | 0160         | 9/29/04          | 42500             | CORPORATE AFFILIATES; QUIT CLAIM DEED; AND |
| 5               | 195220       | 0165         | 3/27/04          | 85000             | NO MARKET EXPOSURE;                        |
| 5               | 872210       | 0285         | 4/15/04          | 747300            | RELATED PARTY, FRIEND, OR NEIGHBOR AND     |



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2006

TO: Residential Appraisers  
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr